Body Corporate Services Pty Ltd
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13 Dec 2024

Annual General Meeting

BODY CORPORATE FOR PARADISE CREST
COMMUNITY TITLES SCHEME 23698
62 VICTOR STREET

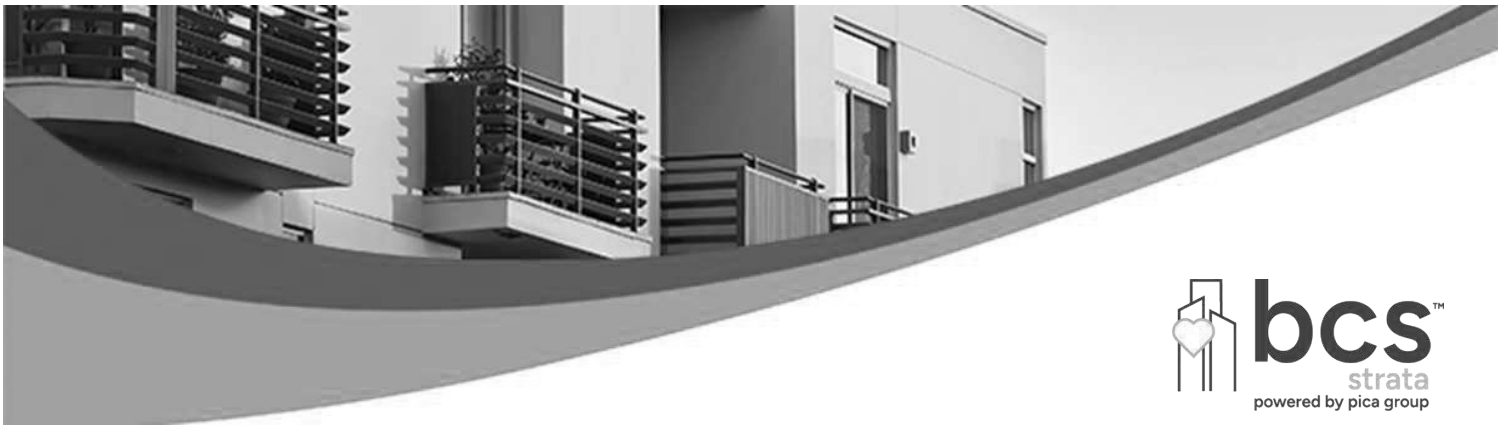
Dear Owner

Please find enclosed the **minutes** of the recently held general meeting for PARADISE CREST CTS 23698.

We ask that you read the minutes carefully as the matters considered impact the running of your Body Corporate.

If you require any further information or assistance in relation to the meeting outcomes, you are welcome to contact our office.

Regards
David Lanham



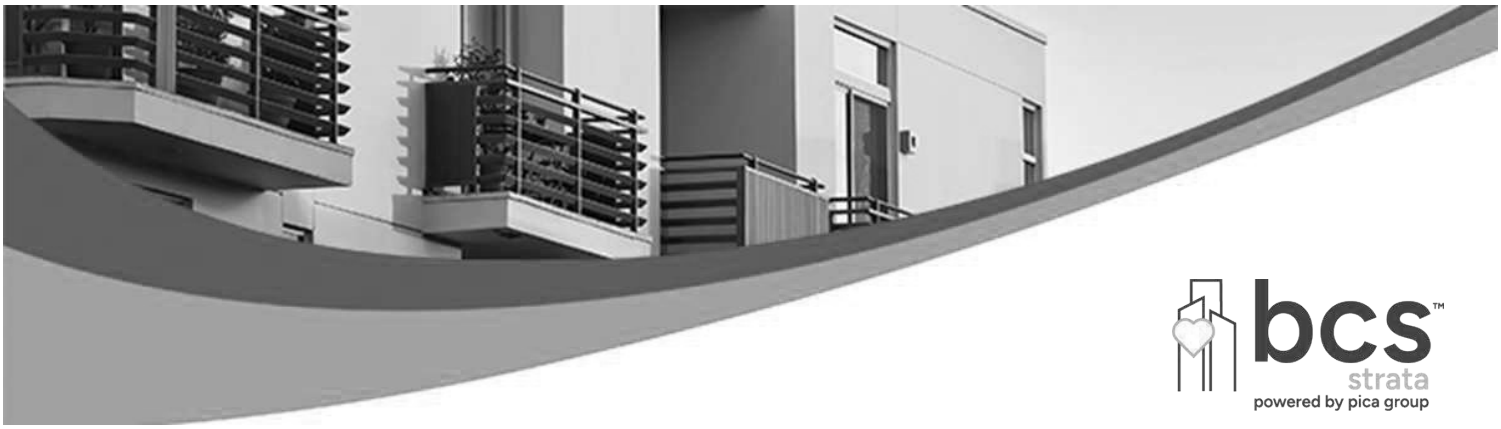
MINUTES – GENERAL MEETING

BODY CORPORATE FOR PARADISE CREST
COMMUNITY TITLES SCHEME 23698
62 VICTOR STREET

These are the minutes of the **Annual General Meeting** for the Body Corporate for **PARADISE CREST Community Titles Scheme 23698** held **Under Cover Area 62 VICTOR STREET, RUNCORN, QLD, 4113; Meeting URL: Video Conference: https://meetings.picagroup.com.au/ Meeting ID: 482 142 262 80 Passcode: je9We6Qx** commenced at **06:00 PM (Qld Time) on 29 Jan 2025.**

Lots Represented

Lot No		
3	Anne Lunney	Paper vote
8	Daniel Hinson	Owner present (pre-voted)
11	Nicole Beckwith	Electronic vote
14	Nicholas John Pearson	Owner present
15	Michelle Smith	Owner present
18	Robert Lachlan Mcglinn	Owner present
20	Dmytro Tabolkin, Tatyana Borisivna Tabolkina	Owner present via teleconference
23	Tomoko Hurrell	Owner present
26	Jean-Christophe Louis Bonavia	Owner present
27	Lachlan Ryan Deadman (non-financial)	Owner present
31	Christopher Milne	Owner present (pre-voted)
33	Sutapa Nandy	Owner present via teleconference



Apologies

Nil.

In Attendance

David Lanham representing Body Corporate Services Pty Ltd.

Chairperson of Meeting

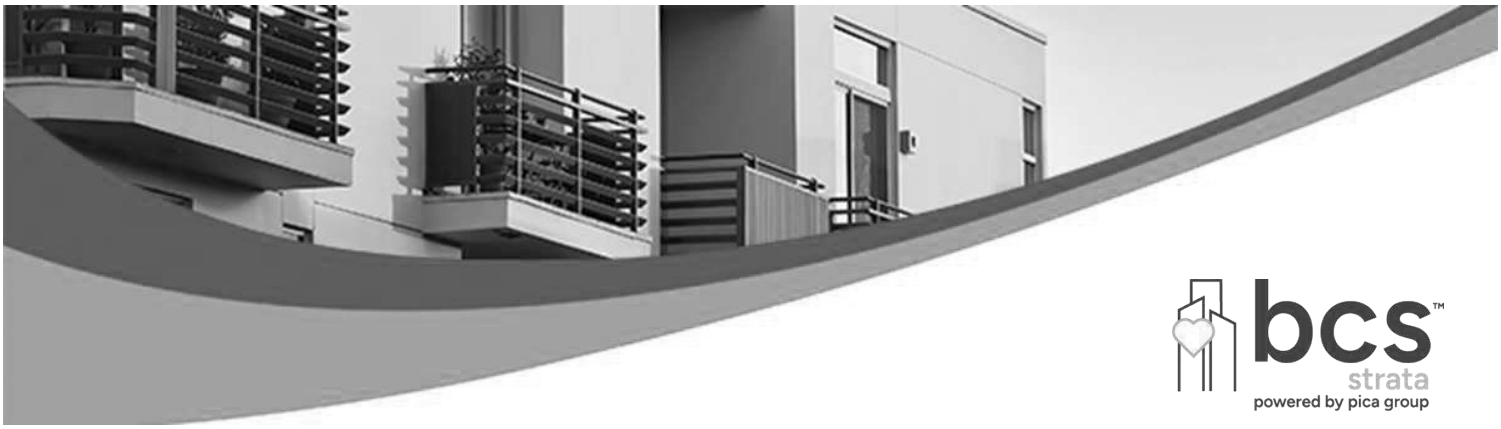
Nicholas John Pearson chaired the meeting.

Voting Papers

The Chairperson declared that the valid voting papers be accepted.

Quorum

The chairperson declared that a quorum was represented and the meeting was declared open at 06:00 PM.



Open Motions

1 Confirmation of Minutes — **Ordinary Resolution**

Statutory Motion

That the minutes of the annual general meeting held on 29/02/2024 be confirmed as a true and correct record of the proceedings at that meeting.

Motion CARRIED.

Votes:

Yes 10	No 0	Abstain 1	Invalid 0

2 Adoption of Statement of Accounts — **Ordinary Resolution**

Statutory Motion

That the Non-Audited statement of accounts for the administrative and sinking funds for the year ending 29/11/2024 attached to the agenda be adopted.

Motion CARRIED.

Votes:

Yes 10	No 1	Abstain 0	Invalid 0

3 No Audit — **Special Resolution**

Statutory Motion

That the Body Corporate's statement of accounts for the financial year 30/11/2024 to 29/11/2025 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'.'

Motion CARRIED.

Votes:

Yes 10	No 1	Abstain 0	Invalid 1

Votes(entitlement):

Yes 59	No 8	Abstain 0	Invalid 5

Invalid Vote Reasons

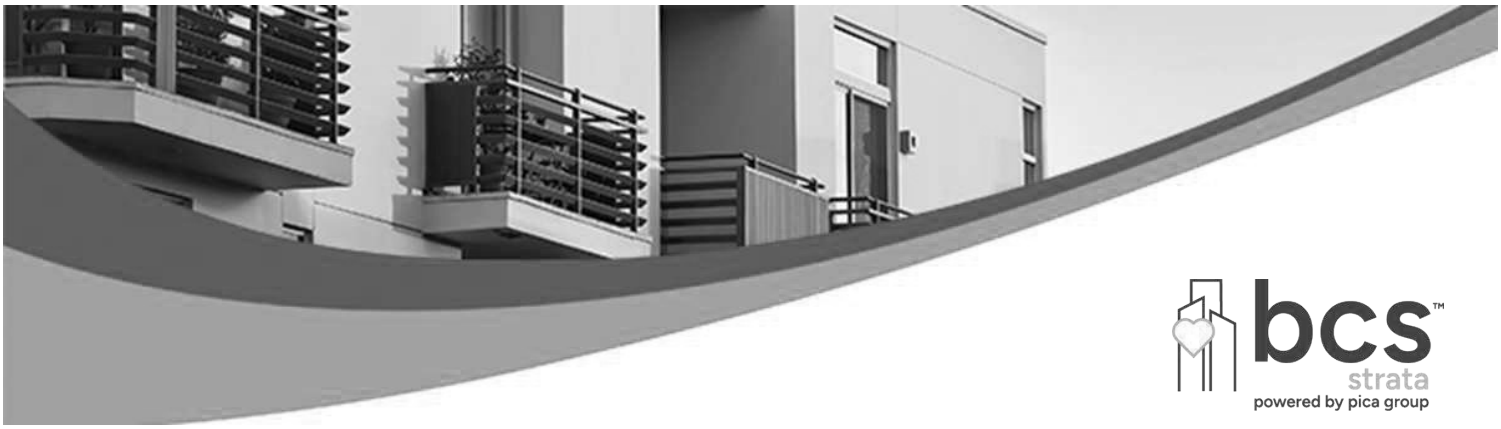
1 invalid vote(s) - Non-financial

4 Appointment of Auditor — **Ordinary Resolution**

Statutory Motion

That the Body Corporate AGREES that the statement of accounts for the financial year 30/11/2024 to 29/11/2025 be audited, the proposed auditor being Kelly & Partners.

Motion lapsed as No Audit was CARRIED



5 Adoption of Administrative Fund Budget and Fixing of Contributions — Ordinary Resolution

Statutory Motion

That the administrative fund budget for the financial year ending 29/11/2025, which totals $64,526.00 , be adopted with contributions levied by 4 instalments, as follows:

Period From	Period To	Due	Admin Fund	Per Lot Ent.
01/11/2024	31/01/2025	01/11/2024	$17,505.00	$87.52
01/02/2025	30/04/2025	01/02/2025	$17,505.00	$87.52
01/05/2025	31/07/2025	01/05/2025	$14,758.00	$73.79
01/08/2025	31/10/2025	01/08/2025	$14,758.00	$73.79
			$64,526.00	**$322.63**

Total lot entitlements 200 with each lot entitlement attracting a levy of $322.63 , during the current financial year.

And further that the committee may issue an interim levy for the first levy period(s) of the following financial year.

Interim Periods

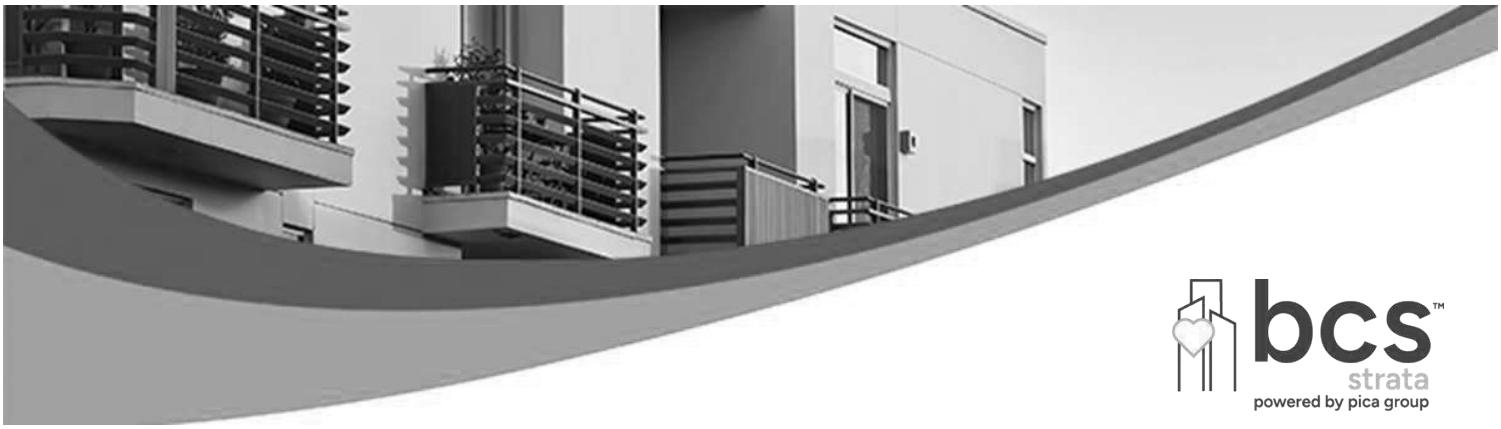
Period From	Period To	Due	Admin Fund	Per Lot Ent.
01/11/2025	31/01/2026	01/11/2025	$16,131.50	$80.66
01/02/2026	30/04/2026	01/02/2026	$16,131.50	$80.66
			$32,263.00	**$161.32**

Motion CARRIED.

Votes:
Yes 10 No 1 Abstain 0 Invalid 1

Invalid Vote Reasons

1 invalid vote(s) - Non-financial



6 Adoption of Sinking Fund Budget and Fixing of Contributions — Ordinary Resolution

Statutory Motion

That the sinking fund budget for the financial year ending 29/11/2025, which totals $11,000.00 , be adopted with contributions levied by 4 instalments, as follows:

Period From	Period To	Due	Sinking Fund	Per Lot Ent.
01/11/2024	31/01/2025	01/11/2024	$2,163.25	$10.82
01/02/2025	30/04/2025	01/02/2025	$2,163.25	$10.82
01/05/2025	31/07/2025	01/05/2025	$3,336.75	$16.68
01/08/2025	31/10/2025	01/08/2025	$3,336.75	$16.68
			$11,000.00	**$55.00**

Total lot entitlements 200 with each lot entitlement attracting a levy of $55.00 , during the current financial year.

And further that the committee may issue an interim levy for the first levy period(s) of the following financial year.

Interim Periods

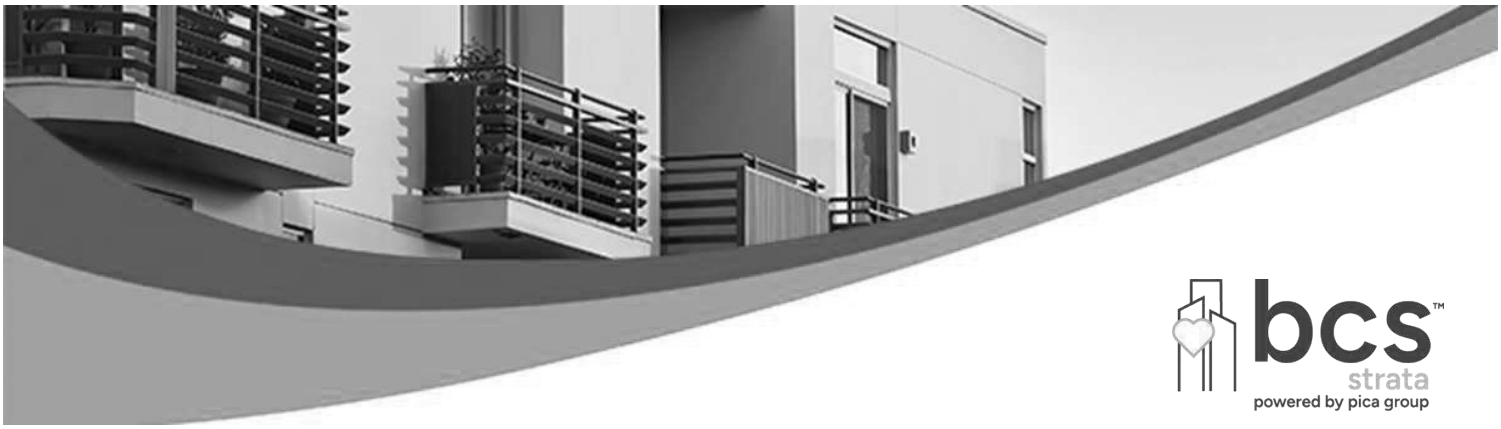
Period From	Period To	Due	Sinking Fund	Per Lot Ent.
01/11/2025	31/01/2026	01/11/2025	$2,750.00	$13.75
01/02/2026	30/04/2026	01/02/2026	$2,750.00	$13.75
			$5,500.00	**$27.50**

Motion CARRIED.

Votes:
Yes 11 No 0 Abstain 0 Invalid 1

Invalid Vote Reasons

1 invalid vote(s) - Non-financial



7 Confirmation of Insurance — Ordinary Resolution

Statutory Motion

That for the purposes of the body corporate insurance renewal, and on the basis of the policy set out below, the insurances be confirmed and that Body Corporate Services Pty Ltd be authorised to obtain quotations and renew the insurances for the next twelve month period unless instructed to the contrary by the committee.

Policy Number	Underwriter	Current To	Risk Type	Coverage Amount
WBA941003307	WORKCOVER QUEENSLAND	30 Jun 2025	Workers Compensation Insurance	MIN COVER
TOTAL PREMIUM: $200.00				

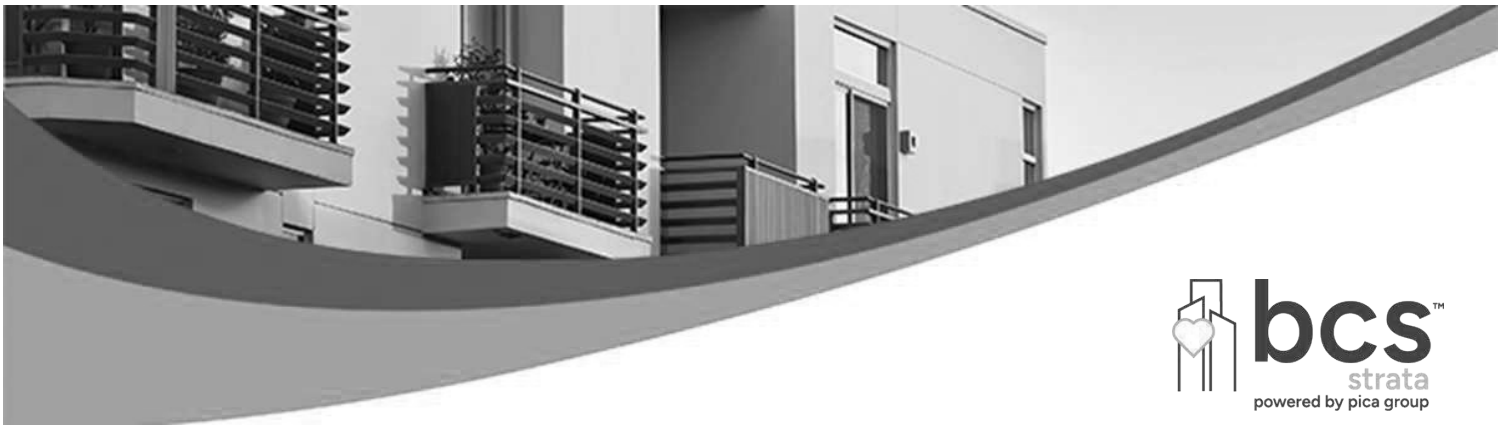
Policy Number	Underwriter	Current To	Risk Type	Coverage Amount
06S8359439	STRATA UNIT UNDERWRITERS	31 Jan 2025	Fusion Cover	Not Insured
			Government Audit Costs	$25,000.00
			Legal Defence Expenses	$50,000.00
			Loss of Rent	$2,058,525.00
			Lot Owner's Fixtures and Improvements	$250,000.00
			Machinery Breakdown Insurance	Not Insured
			Paint	Not Included
			Office Bearers Liability Insurance	$1,000,000.00
			Flood	$13,723,500.00
			Floating Floors	Included
			Fidelity Guarantee Insurance	$100,000.00
			Damage (i.e. Building) Policy	$13,723,500.00
			Workers Compensation Insurance	Not Insured
			Voluntary Workers Insurance	$200,000.00 / $2,000.00
			Community Income	Not Insured
			Common Area Contents	Not Insured
			Building Catastrophe	$2,058,525.00
			Appeal Expenses	$100,000.00
			Property, Death and Injury (Public Liability)	$20,000,000.00
TOTAL PREMIUM: $36,466.36				

Motion CARRIED.

Votes:
Yes 11 No 0 Abstain 0 Invalid

Invalid Vote Reasons

1 invalid vote(s) - Non-financial



8 Engagement of Contractors **Ordinary Resolution**

Submitted by Committee

The Body Corporate acknowledges that the Strata Manager will not issue a Work Order or engage any Contractors for the provision of any goods or services, unless they have complied with the Minimum Requirements as defined in the explanatory note.

Motion CARRIED.

Votes:

Yes 11	No 0	Abstain 0	Invalid 1

Invalid Vote Reasons

1 invalid vote(s) - Non-financial

9 Debt Management - Reminder Notices **Ordinary Resolution**

Submitted by Committee

That in accordance with the Act and Regulations, the body corporate manager is instructed to commence debt collection action on every lot with an unpaid contribution or instalment of $500.00 or more as at the due date for payment. The debt collection process will proceed as follows unless otherwise directed by the committee.

(a) Step 1: Issue a reminder notice 15 days after the contribution due date.
(b) Step 2: Issue first reminder letter 27 days after the contribution due date.
(c) Step 3: Issue second reminder letter 39 days after the contribution due date.

Additionally, in accordance with the Act and Regulations, any and all reasonable costs incurred by the body corporate in the course of collecting the unpaid contributions or instalments will be charged to the lot owner.

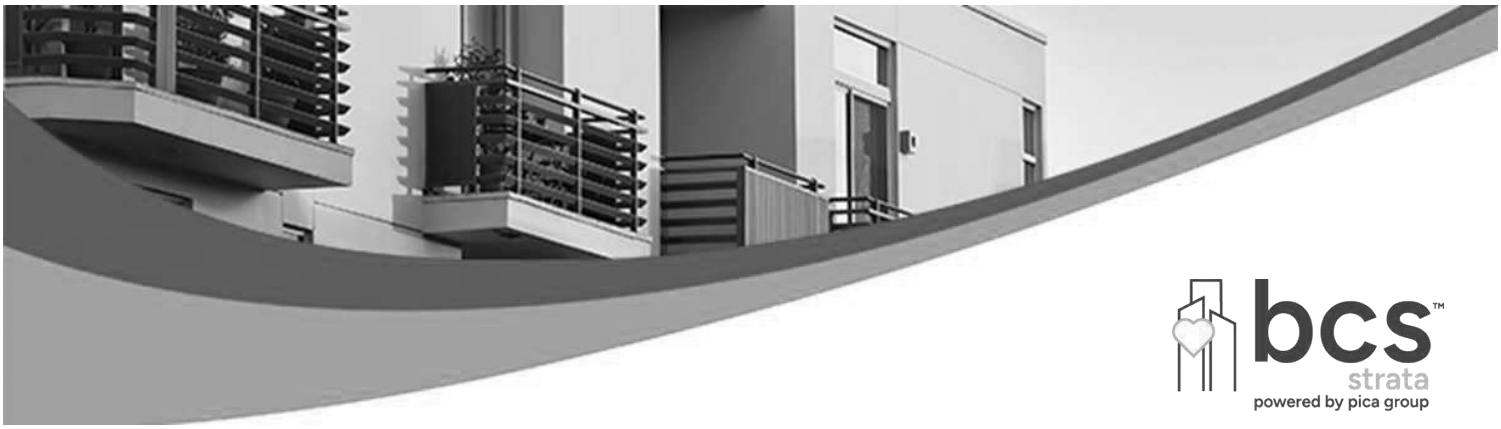
Motion CARRIED.

Votes:

Yes 10	No 1	Abstain 0	Invalid 1

Invalid Vote Reasons

1 invalid vote(s) - Non-financial



10 Debt Management - Recovery Activity **Ordinary Resolution**

Submitted by Committee

That the body corporate appoint Kemps Petersons Receivables to commence recovery action 54 days after the contribution due date on every lot with an unpaid contribution or instalment of $500.00 or more by the date for payment. Kemps Petersons Receivables to be authorised to undertake the following, but not limited to:

(a) Issue letters of demand;
(b) undertake phone demands;
(c) facilitate settlement negotiations;
(d) monitor payment plans;
(e) source owner contact details; and
(f) undertake field calls.

Additionally, in accordance with the Act and Regulations, any and all reasonable costs incurred by the body corporate in the course of recovering the unpaid contributions or instalments will be charged to the lot owner.

Motion CARRIED.

Votes:

Yes 11	No 0	Abstain 0	Invalid 1

Invalid Vote Reasons

1 invalid vote(s) - Non-financial

11 Front Vehicle Gate Upgrade **Ordinary Resolution**

Submitted by Committee

That the body corporate approve the committee to engage a suitably qualified contractor to complete upgrade to common Vehicle Gate at a cost not to exceed $15,000.00 excluding GST.

Motion CARRIED.

Votes:

Yes 10	No 0	Abstain 1	Invalid 1

Invalid Vote Reasons

1 invalid vote(s) - Non-financial

12 Fencing Rectification Works **Ordinary Resolution**

Submitted by Committee

That the body corporate approve the committee to engage a suitably qualified contractor to complete upgrade to common area fences at a cost not to exceed $30,000.00 excluding GST.

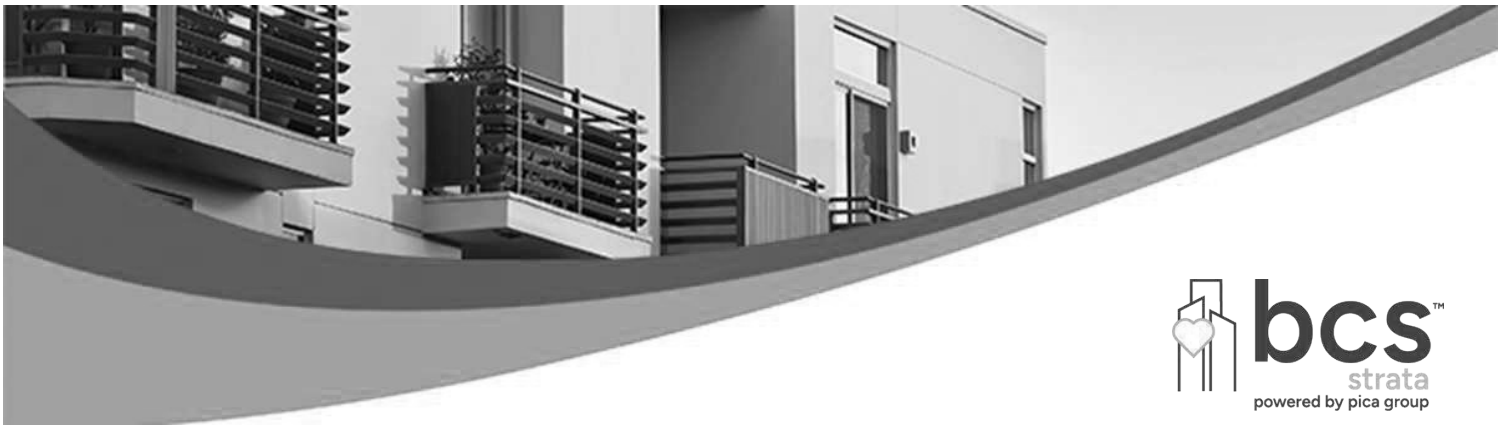
Motion CARRIED.

Votes:

Yes 10	No 0	Abstain 1	Invalid 1

Invalid Vote Reasons

1 invalid vote(s) - Non-financial



13 Progress on Major Repairs **Ordinary Resolution**

Submitted by Owner Unit 3

That the committee provide all lot owners with updates on the progress of the major repairs required for the complex's main electric gate. Furthermore, ongoing progress updates should be communicated throughout the year, as this issue pertains to the security of the complex.

Motion CARRIED.

Votes:

Yes 10	No 0	Abstain 1	Invalid 1

Invalid Vote Reasons

1 invalid vote(s) - Non-financial

14 Proper placement and timely retrieval of rubbish bins **Ordinary Resolution**

Submitted by Owner Unit 3

That the committee or the body corporate manager on behalf of the body corporate issue a reminder letter to all residents regarding the proper placement and timely retrieval of rubbish bins in accordance with council guidelines. This reminder aims to ensure compliance and maintain the cleanliness and appearance of our community.

Motion CARRIED.

Votes:

Yes 8	No 2	Abstain 1	Invalid 1

Invalid Vote Reasons

1 invalid vote(s) - Non-financial

15 Line Marking **Ordinary Resolution**

Submitted by Owner Unit 3

That the Body Corporate Committee obtain a quote or authorise BCS Strata Body Corporate Management to obtain a quote, for line marking in the carparking/speed bumps and roads as they are all faded to the common property for consideration.

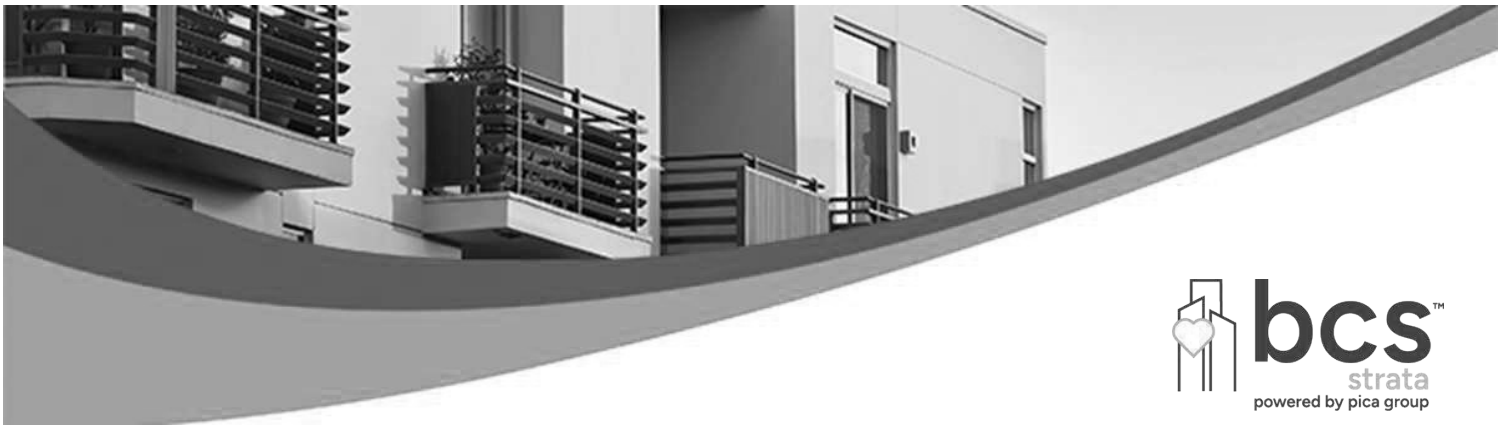
Motion CARRIED.

Votes:

Yes 9	No 1	Abstain 1	Invalid 1

Invalid Vote Reasons

1 invalid vote(s) - Non-financial



Election of the Committee

Chairperson

Nicholas John Pearson has been elected unopposed as Chairperson.

Secretary

Robert Lachlan Mcglinn has been elected unopposed as Secretary.

Treasurer

Sutapa Nandy has been elected unopposed as Treasurer.

Ordinary Member

Daniel Jonathon Hinson, Jean-Christophe Louis Bonavia, Michelle Smith, Christopher Milne have been elected to the committee.

Committee Members

CHAIRPERSON	**Nicholas Pearson**	**Lot no 14**
SECRETARY	**Robert McGlinn c/- Reply Paid 466, Toowong QLD 4066**	**Lot no 18**
TREASURER	**Sutapa Nandy**	**Lot no 33**
ORDINARY MEMBERS	**Daniel Hinson**	**Lot no 8**
	Jean-Christophe Louis Bonavia	**Lot no 26**
	Michelle Smith	**Lot no 15**
	Christopher Milne	**Lot no 31**
NON-VOTING MEMBERS	**David Lanham**	**Strata Manager**
RECONCILIATION REPORT RECIPIENT	**Sutapa Nandy**	**Lot no 33**

Closure

There being no further business the Chairperson declared the meeting closed at 07:13 PM.

Secretary

Please forward correspondence to:
C/- Body Corporate Services Pty Ltd

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Email	bcs_brisbane@bcssm.com.au
Phone	(07)37217000