

MINUTES OF THE FIRST ANNUAL GENERAL MEETING OF THE BODY CORPORATE
FOR POINCIANA VISTAS C.T.S. 28937 HELD ON THE 20TH SEPTEMBER 2001 AT
2.00PM AT THE OFFICES OF ERNST BODY CORPORATE MANAGEMENT PTY LTD,
LEVEL 3, 140 BUNDALL ROAD, BUNDALL, QUEENSLAND.

PRESENT:

Rowen Colman (corporate owner nominee for
lots 7, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 36,
40, 41, 43, 44, 46, 47, 48 and lot 49) (Chairperson)
Edward Guisley Spence (co-owner lot 50)
Brenda Spence (co-owner lot 50)
Thomas Norman Gibb (co-owner lot 12)
Jerardus Johaanus Balk (co-owner lot 51)
June Haim Balk (co-owner lot 51)
David Anthony Gallon (co-owner lot 39)
Mary Gallon (co-owner lot 39)
George James Ludlow (co-owner lot 3)
Diane Ludlow (co-owner lot 3)
Joan Yvonne Emerton (owner lot 38)
Amadeus Lois Kuypers (co-owner lot 6)
Theodora Francesca Kuypers (co-owner lot 6)
Christopher Charles Meagher (co-owner lot 11)
Beryl Coburn (co-owner lot 52)
John Coburn (co-owner lot 52)
Thomas James Cooper (co-owner lot 33)
Marion Eileen Cooper (co-owner lot 33)
Frederick William Telfer (co-owner lot 29)
Joan Issabella Telfer (co-owner lot 29)

IN ATTENDANCE:

Duncan Lee (staff of Ernst Body Corporate Management Pty
Ltd)
Ron Emerton

APOLOGIES:

David Ross Skivington
Mary Armstrong Skivington

VOTING PAPERS:

Voting papers were received from lots 5, 29, 31, 42 and lot 51.

PROXIES:

No proxies were received.

MOTION NO. 1

MINUTES

Resolved that the minutes of the First Extraordinary General Meeting held on the 16th
January 2001, as circulated, be confirmed as an accurate account of the proceedings
of that meeting.

VOTE:

YES: 33

NO: NIL

ABSTAIN: 4

MOTION NO. 2

ADMINISTRATIVE FUND BUDGETS AND LEVIES

Resolved that the Administrative Fund Budget as circulated be approved and the Administrative Fund Levies be determined as follows: -

PERIOD	PER UNIT OF LOT ENTITLEMENT PER PERIOD
20/01/01 – 30/04/01	\$328.50
01/05/01 – 31/08/01	\$448.95
01/09/01 – 31/12/01	\$445.30

To provide cash flow from the end of the financial year to the date of the second Annual General Meeting, an interim contribution levy payable as follows be struck: -

PERIOD	PER UNIT OF LOT ENTITLEMENT PER PERIOD
01/01/02 – 30/04/02	\$438.00

Note: GST is included in all levies. Please refer to your levy notice for the GST value.

VOTE: YES: 36 NO: NIL ABSTAIN: 1

MOTION NO. 3

SINKING FUND BUDGET AND LEVIES

Resolved that the Sinking Fund Budget as circulated be approved and the Sinking Fund Levies be determined as follows: -

PERIOD	PER UNIT OF LOT ENTITLEMENT PER PERIOD
20/01/01 – 30/04/01	\$16.38
01/05/01 – 31/08/01	\$22.39
01/09/01 – 31/12/01	\$22.20

To provide cash flow from the end of the financial year to the date of the second Annual General Meeting, an interim contribution levy payable as follows be struck: -

PERIOD	PER UNIT OF LOT ENTITLEMENT PER PERIOD
01/01/02 – 30/04/02	\$21.84

Note: GST is included in all levies. Please refer to your levy notice for the GST value.

VOTE: YES: 36 NO: NIL ABSTAIN: 1

MOTION NO. 4
INSURANCE

Resolved that That the following insurance policies arranged by Nifsan Developments Pty Ltd and, be confirmed and that the policies be duly noted so that the insured is the Body Corporate for Poinciana Vistas CTS 28937.

Building on Lots and Common Property Assets

Insurer: CHUUA Pty Ltd
Details of Cover: \$3,000,000.00
Policy Current to: 02/01/02

Public Liability

Insurer: CHUUA Pty Ltd
Details of Cover: \$10,000,000.00
Policy Current to: 02/01/02

Errors and Omissions

Insurer: CHUUA Pty Ltd
Details of Cover: \$5,000,000.00
Policy Current to: 02/01/02

VOTE: YES: 37 NO: NIL ABSTAIN: NIL

MOTION NO. 5
ADOPTION OF SEAL

Resolved that the Common Seal as presented be adopted and left in the custody of the Secretary.

VOTE: YES: 37 NO: NIL ABSTAIN: NIL

MOTION NO. 6
RESTRICTED MATTERS

Resolved that the restricted matters as defined in Section 26 of the Body Corporate and Community Management (Standard Module) Regulations, shall not be extended.

VOTE: YES: 36 NO: NIL ABSTAIN: 1

MOTION NO. 7
NEW COMMUNITY MANAGEMENT STATEMENT

Resolved by Special Resolution that the Body Corporate consent to the recording of a New Community Management Statement in the form attached, which amends the By-Laws contained in Schedule "C" and further that two (2) members of Committee be authorised to affix the seal of the Body Corporate to said Community Management Statement.

VOTE: YES: 37 NO: NIL ABSTAIN: NIL
POLL VOTE: YES: 37 NO: NIL ABSTAIN: NIL

MOTION NO. 8
NO AUDIT

Resolved by Special Resolution that the Body Corporate's Statement of Accounts for the financial period 3rd January 2001 to 31st December 2001 not be audited.

VOTE:	YES: 33	NO: 3	ABSTAIN: 1
POLL VOTE:	YES: 33	NO: 3	ABSTAIN: 1

MOTION NO. 9
AUDIT

Motion No. 9, reading as follows, was declared Out of Order due to the passing of Motion No. 8.

"That David Jackson of Hart Larwill, Chartered Accountants, be appointed to audit the Statements of Account of the Body Corporate for the financial period 3rd January 2001 to 31st December 2001."

MOTION NO. 10
ELECTION BALLOTS

Resolved that ballots for elections be conducted by secret ballot.

VOTE:	YES: 35	NO: 1	ABSTAIN: 1
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MOTION NO. 11
BODY CORPORATE RECORDS

Resolved that the Body Corporate records recognise that, pursuant to Section 63(1) of the Body Corporate and Community Management (Standard Module) Regulation 1997, the original owner will deliver to the Body Corporate, the following items: -

1. Register of Assets;
2. All plans and specifications, and the like;
3. Insurance Policies;
4. Common Seal
5. Sinking Fund Forecast covering the next 10 financial years;
6. All other relevant records pertaining to the roll and registers required by the Body Corporate

VOTE:	YES: 37	NO: NIL	ABSTAIN: NIL
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ELECTIONS:

Nominations for the positions of Chairperson, Secretary, Treasurer and Ordinary Members of Committee were called from the floor of the meeting and the following persons were nominated, consented and declared elected: -

Chairperson	:	Rowen Colman
Secretary	:	Alan Donald Buckle
Treasurer	:	Alan Donald Buckle

Ordinary Members of Committee

: Thomas James Cooper
: Christopher Charles Meagher
: Mary Armstrong Skivington
: Edward Guisley Spence
: Frederick William Telfer

CLOSURE:

There being no further business the Chairperson declared the meeting closed at 3.05pm.