MINUTES OF THE ANNUAL GENERAL MEETING OF THE BODY CORPORATE FOR "NORTHMARQUE" CTS 43944 HELD AT VIA MICROSOFT TEAMS ON 15 APRIL 2026 AT 3:00 PM

Lots represented for normal motions

Lot	**Voter**	**Capacity**
Lot 1	Laura Galeano	Owner present (pre-voted)
Lot 6	Lachlan Rose	Electronic vote
Lot 7	Suzanne Moloney	Electronic vote
Lot 8	Tom Sturme	Owner present (pre-voted)
Lot 11	Eva Illuk	Paper vote
Lot 15	Joshua & Monique Chevin	Owner present (pre-voted)
Lot 16	Anthony Dunlop	Electronic vote
Lot 17	George Prowse	Electronic vote
Lot 19	Deepesh Poudel	Electronic vote
Lot 20	Michael Hague	Electronic vote
Lot 23	Julia Lambrecht	Owner present (pre-voted)
Lot 24	Bree Singleton	Paper vote
Lot 25	Natalee Jennings & David Pohlmann	Owner present (pre-voted)
Lot 26	Renee Watts	Paper vote
Lot 27	Ziggy Pawlikowski	Electronic vote
Lot 28	Cindy Pillay	Electronic vote
Lot 30	Samuel Scott	Electronic vote
Lot 31	Leesa Cooper	Owner present (pre-voted)
Lot 33	John Seeney	Electronic vote
Lot 34	Kale McNamee	Electronic vote
Lot 35	Elaine Loots	Owner present (pre-voted)
Lot 36	Sabbir Alam	Electronic vote
Lot 41	Edita Ritmejeryte	Electronic vote
Lot 43	Leigh-Anne Moritz	Electronic vote
Lot 45	Craig Hossack	Owner present (pre-voted)
Lot 47	Tanya Mason	Owner present (pre-voted)
Lot 49	Matthew Morissey	Owner present (pre-voted)
Lot 50	Gordon George	Owner present (pre-voted)
Lot 51	Luke Patrick	Electronic vote
Lot 54	Louise Bryden	Electronic vote
Lot 55	Praveena Chandana	Electronic vote
Lot 57	Miranda Nakhla	Electronic vote
Lot 58	Rodney Daniel	Electronic vote
Lot 59	Ali Pittis	Electronic vote
Lot 60	Tan Diptas	Electronic vote
Lot 65	Andrew Gillespie	Owner present (pre-voted)
Lot 66	Gail Read	Owner present (pre-voted)
Lot 67	Karen Daldy	Owner present (pre-voted)

Representation

Nil

By Invitation

Tony Stevenson Body Corporate Manager

Chairperson

Tom Sturme chaired the meeting.

Quorum

The Chairperson declared a quorum present and opened the meeting at 3:04 PM.

BUSINESS OF THE MEETING

1. Confirmation of minutes
Statutory Motion Submitted by the Committee
Ordinary Resolution

That the minutes of the previous general meeting held on 24th of September 2025 be confirmed.

Motion CARRIED.

YES **26** NO **3** ABSTAIN **9** INVALID **0**

2. Confirmation of statement of accounts
Statutory Motion Submitted by the Committee
Ordinary Resolution

That the body corporate's statement of accounts for the financial year ending 31st of July 2025 (previous financial year) be approved.

Motion CARRIED.

YES **23** NO **10** ABSTAIN **5** INVALID **0**

3. Audit
Statutory Motion Submitted by the Committee
Special Resolution

That the body corporate's statement of accounts for the financial year ending 31st of July 2026 (current financial year) not be audited.

Motion DEFEATED.

YES **18** NO **17** ABSTAIN **3** INVALID **0**

4. Appointment of auditor
Statutory Motion Submitted by the Committee
Ordinary Resolution

That the independent and properly qualified auditor, Sciacca's Accountants & Advisors be appointed to carry out the audit of the body corporate's statement of accounts for the financial year ending 31st of July 2026, in the event that an audit is required.

Motion CARRIED.

YES **24** NO **8** ABSTAIN **6** INVALID **0**

5. Administrative fund budget and contributions

Statutory Motion Submitted by the Committee
Ordinary Resolution

That the administrative fund budget for the financial year ending 31st of July 2026 totalling $439,620.00 be approved and that the administrative fund contributions be levied as follows:

Levy Status	Period From	Period To	Due Date	Amount per entitlement*
Already Issued	01/08/2025	31/10/2025	01/08/2025	$150.000
To be Issued	01/11/2025	31/01/2026	13/05/2026	$165.500
To be Issued	01/02/2026	30/04/2026	24/06/2026	$165.500
To be Issued	01/05/2026	31/07/2026	05/08/2026	$165.500
Total				**$646.500**

**Contribution schedule lot entitlement*

And further that, the committee be authorised to issue interim levies for the following financial year as follows:

Interim Periods

Levy Status	Period From	Period To	Due Date	Amount per entitlement*
To be Issued	01/08/2026	31/10/2026	17/09/2026	$169.400
Total				**$338.800**

**Contribution schedule lot entitlement*

Motion CARRIED.

YES **20** NO **14** ABSTAIN **4** INVALID **0**

6. Sinking fund budget and contributions

Statutory Motion Submitted by the Committee
Ordinary Resolution

That the sinking fund budget for the financial year ending 31st of July 2026 totalling $131,580.00 be approved and that the sinking fund contributions be levied as follows:

Levy Status	Period From	Period To	Due Date	Amount per entitlement*
Already Issued	01/08/2025	31/10/2025	01/08/2025	$60.000
To be Issued	01/11/2025	31/01/2026	13/05/2026	$44.500
To be Issued	01/02/2026	30/04/2026	24/06/2026	$44.500
To be Issued	01/05/2026	31/07/2026	05/08/2026	$44.500
Total				**$193.500**

**Contribution schedule lot entitlement*

And further that, the committee be authorised to issue interim levies for the following financial year as follows:

Interim Periods

Levy Status	Period From	Period To	Due Date	Amount per entitlement*
To be Issued	01/08/2026	31/10/2026	17/09/2026	$47.800
Total				**$95.600**

**Contribution schedule lot entitlement*

Motion CARRIED.

YES **22** NO **12** ABSTAIN **4** INVALID **0**

7. Insurance

Statutory Motion Submitted by the Committee
Ordinary Resolution

That the insurances set out below be confirmed:

Policy Number	Underwriter	Current To	Risk Type	Coverage Amount
LNG-STR-20292153	LONGITUDE INSURANCE PTY LTD	27 Aug 2026	BUILDING	$33,100,000.00
			PUBLIC LIABILITY	$50,000,000.00
			OFFICE BEARERS LIABI	$5,000,000.00
			COMMON CONTENTS	$331,000.00
			FIDELITY GUARANTEE	$100,000.00
			GOVERNMENT AUDIT COS	$30,000.00
			APPEAL EXPENSES	$150,000.00
			LEGAL DEFENCE EXP	$50,000.00
			VOLUNTARY WORKERS	INCLUDED
TOTAL PREMIUM: $74,108.24				

Excess Details	Excess Amount
Basic Excess	$5,000
Earthquake, Subterranean Fire or Volcanic Eruption	$5,000
Storm, Tempest and Rainwater	$25,000
Water Damage/Water Repairs	$25,000

And further that the committee of the body corporate be authorised to obtain quotations and renew the insurances upon their expiry with the most suitable insurance quotation.

Motion CARRIED.

YES **33** NO **4** ABSTAIN **1** INVALID **0**

8. Body corporate management agreement
Submitted by the Committee
Ordinary Resolution Without use of Proxies

That the body corporate engage BCsystems (Body Corporate Systems Pty Ltd) as the body corporate manager to provide administrative, financial and secretarial services with the terms being those detailed in the Administration Agreement circulated with this agenda for a period of seven (7) months, commencing on 1st of April 2026, for the secretarial fee of $180.00 plus GST per lot per annum, plus disbursements, and that any one (1) or two (2) members of the committee be authorised to execute the Administration Agreement.

Motion CARRIED.

YES **27** NO **9** ABSTAIN **2** INVALID **0**

COMMITTEE ELECTION

Chairperson
Tom Sturme has been elected unopposed as Chairperson.

Secretary
David Pohlmann has been elected unopposed as Secretary.

Treasurer
Joshua Chevin has been elected unopposed as Treasurer.

Ordinary Member
Laura Galeano, Andrew Gillespie, Craig Hossack & Sue Moloney have been elected to the committee.

CLOSURE OF MEETING
The chairperson closed the meeting at 3:15 PM.

All correspondence to be addressed to the Secretary:
BCsystems, PO Box 743, Morningside QLD 4170 | info@bcsystems.com.au