

19 November, 1997

FLYING MINUTE

Pursuant to Regulation 35 of the
Body Corporate & Community Management Act 1997

BUILDING: HATLOWE HEIGHTS CTS 23726
DATE: TUESDAY 23 DECEMBER, 1997
TIME: 9.00AM
VENUE: Offices of Body Corporate Services Pty Ltd
56 Paradise Avenue
Miami Qld 4220

PREAMBLE

At the A.G.M. 9/12/97 adjourned to 16/12/97 through lack of a quorum a motion was resolved to transfer the body corporate from the Standard Module to the Accommodation Module. At this meeting no chairman was elected and motion (a) deals with the nomination of Mr V J Maguire to fill the vacancy when the Community Management Statement (CMS) is registered. Under the Accommodation Module the building manager can be on the committee. Motion (b) deals with the convening of an extraordinary general meeting when the CMS is registered to have the owners consider:-

- (1) A motion requisitioned by the building manager Mr V J Maguire and Ms B J Armstrong to extend the present Management Caretaking Agreement by 19 years as permitted under the (CMS) Accommodation Module.
- (2) A motion to allow your committee to accept a quote not to exceed \$25,000.00 to paint the exterior of all units. A special levy to be determined to cover the cost. (This motion will require the rescission of a motion at the committee meeting 19/8/97) See motions (c) and (d).
- (3) An overdraft be sought of \$25,000.00 to facilitate the acceptance of a quote for the external painting immediately. Repayable over 2 years by a special levy as follows:-
 - (c) That a resolution at the committee meeting 19/8/97 re external painting be rescinded.
 - (d) That a new motion regarding the external painting and payment be considered.
 - (e) The building management wish to build and office into their unit and this motion covers this matter.

- (4) A motion to determine a special levy of nett \$25,000.00 to pay for the painting, payable over 2 years, in 8 equal quarterly instalments.

MOTIONS

- (a) That subject to registration of the CMS approved 16/12/97 the nomination of Mr V J Maguire to fill the vacancy for chairman be accepted.

RESOLVED - YES - 2 and NO - nil.

- (b) That on registration of the above CMS an extraordinary general meeting be convened to consider the following matters:

- (1) Extension of Management Caretaking Agreement. Copy of motion and draft Deed of Extension herewith.
- (2) Motion to authorise committee to accept a quote to paint all previously painted external surfaces of units.
- (3) Motion to seek an overdraft of \$25,000.00 to pay for painting.
- (4) Motion to determine a Special Levy to pay off the overdraft over 2 years.

RESOLVED YES 2 and NO - nil.

- (c) That the follow resolution at the committee meeting 19/1/97 be rescinded:

"It was then resolved that two motions be placed on the agenda of the annual general meeting, carrying the committee's recommendation that (1) the committee be authorised to accept a quote not to exceed \$40,000.00 to paint all previously painted exterior surfaces of the buildings (two quotes to be forwarded with the agenda and (2) that a special levy be determined, payable over two year, based on the quote accepted. This special levy to be subject to 20% discount."

RESOLVED YES 2 and NO - nil.

- (d) That the following motion be considered - That the committee be authorised to accept a quote, not exceeding \$25,000.00, to paint all previously painted external surfaces of the units in Hatlowe Heights and that the body corporate seek an overdraft of \$25,000.00 repayable over 2 years from a special levy payable over 2 years in 8 equal quarterly instalments. Such levy to be subject to 20% discount. Copies of 3 painting quotes attached.

RESOLVED YES 2 and NO - nil.

- (e) That the owners of lot 1 be permitted to build an office onto their existing building, providing the building complies with all local government and statutory requirements, that the plans are acceptable to the committee, the building work is carried out by a licensed builder and the construction is in keeping with the other buildings on the complex. All costs in this matter both now and in the future are the responsibility of the owners of lot 1.

RESOLVED YES 2 and NO - nil.

PLEASE NOTE:

The meeting will not be held in accordance with the Notice. It is proposed that members vote on the motions by means of the procedure pursuant to Section 35 of the Body Corporate & Community Management Act 1997 by submitting their votes in writing.

Alternatively, you may fax your vote to (07) 55 72-5585.