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MINUTES OF
ANNUAL GENERAL MEETING
ASTONVILLA CTS 32212

DATE & TIME Wednesday 22 April 2026 at 10:00 AM
LOCATION Deception Bay Community Centre, 2 Raymond Terrace, Deception Bay

ATTENDANCE

Voting

Gary & Tracy Munro	Lot 1	In Attendance & VoteMax
Sandra Jordan	Lot 2 & 6	VoteMax Pre-Meeting
Scott Taggart	Lot 5	In Attendance & VoteMax
Brian Burgess	Lot 8	In Attendance & VoteMax
Christophe Van Berendonck	Lot 9	In Attendance
Graham & Nicole Taggart	Lot 3 & 7 & 11 & 13 & 17 & 26 & 33 & 34 & 37 & 39 & 44 & 45 & 46 & 49 & 52 & 55	In Attendance & VoteMax
Wayne Skelton	Lot 12	VoteMax Pre-Meeting
Pauline Farmer	Lot 14	In Person & Voting Paper
Michael Medlock	Lot 16	In Attendance
Angela Barker	Lot 18	VoteMax Pre-Meeting
Rebecca Franklin	Lot 19	Voting Paper
Silvanna Maddock	Lot 22	In Person
Tatyana Gegina	Lot 28	In Person & VoteMax
David Robley	Lot 35	VoteMax Pre-Meeting
Neil Corbally	Lot 36	In Person
Erin Carmelito	Lot 40	VoteMax Pre-Meeting
Mark Airs	Lot 42	In person & VoteMax
Deborah Edwards	Lot 47	In Person & VoteMax
Jody Jarrett	Lot 48	Voting Paper
Lyn Barry	Lot 48	Proxy
Lisa Sims	Lot 51	VoteMax Pre-Meeting
Julianne Smith	Lot 54	Voting Paper
Jennifer & Gregory Moule	Lot 56	In Person & Voting Paper
Tom & Joel Ho Ying	Lot 57	In Person & Voting Paper

Also In Attendance

Kellie Bowen	Body Corp. Manager
Martin Walsh	Returning Officer – Strata Services Group

Apologies

David Robley Lot 35

Chairperson

Graham Taggart

QUORUM

The Chairperson advised that a quorum was represented and declared the meeting open.

Meeting opened on Wednesday 22 April 2026 at 10.00 AM

1. CONFIRMATION OF MINUTES — Ordinary Resolution

RESOLVED that the Minutes of the Annual General Meeting held 31 March 2025 be confirmed.

MOTION CARRIED
Votes: Yes **33** No **1** Abstain **3**

2. STATEMENT OF ACCOUNTS — Ordinary Resolution

RESOLVED that the Statement of Accounts for the Administrative and Sinking Funds for the year ending 31 January 2026 be approved.

MOTION CARRIED
Votes: Yes **33** No **1** Abstain **3**

3. NO AUDIT — Special Resolution

DEFEATED that the Body Corporate's Statement of Accounts for the financial year 1 February 2026 to 31 January 2027 not be audited.

MOTION DEFEATED
Votes: Yes **7** No **11** Abstain **19**

4. APPOINTMENT OF AUDITOR — Ordinary Resolution

RESOLVED that the Body Corporate's statement of accounts for the financial year 1 February 2026 to 31 January 2027 be audited, the proposed auditor being Dickfos Dunn.

MOTION CARRIED
Votes: Yes **13** No **3** Abstain **21**

5. ADMINISTRATIVE FUND BUDGET AND CONTRIBUTIONS **Ordinary Resolution**

RESOLVED that the Administrative Fund Budget for the financial year ending 31 January 2027 totalling $188,003.6180 (incl GST) be adopted at the rate of $20.0859 (incl GST) per lot entitlement, with contributions levied as per the below instalments, as follows:

Due Date	Levy Period	Amount Per Lot Entitlement
01/02/2026	01/02/26-31/05/26	$6.5705 - Already Issued
01/06/2026	01/06/26-30/09/26	$6.7577
01/10/2026	01/10/26-31/01/26	$6.7577
Total Amount:		$20.0859 (incl GST)

Subject to a 20% discount if paid by the due date;
And that t01/he Committee be authorised to issue an interim levy for the first levy period of the following financial year, as follows:-

Due Date	Levy Period	Amount Per Lot Entitlement
01/02/2027	01/02/27-31/05/27	$6.6953

MOTION CARRIED
Votes: Yes **34** No **2** Abstain **1**

6. SINKING FUND BUDGET AND CONTRIBUTIONS **Ordinary Resolution**

RESOLVED that the Sinking Fund Budget for the financial year ending 31 January 2027 totalling $100,651.2100 (incl GST) be adopted at the rate of $10.7534 (incl GST) per lot entitlement, with contributions levied as per the below instalments, as follows:

Due Date	Levy Period	Amount Per Lot Entitlement
01/02/2026	01/02/26-31/05/26	$2.4233 - Already Issued
01/06/2026	01/06/26-30/09/26	$4.1650
01/10/2026	01/10/26-31/01/26	$4.1651
Total Amount:		$10.7534 (incl GST)

Subject to a 20% discount if paid by the due date;
And that t01/he Committee be authorised to issue an interim levy for the first levy period of the following financial year, as follows:-

Due Date	Levy Period	Amount Per Lot Entitlement
01/02/2027	01/02/27-31/05/27	$3.5845

MOTION CARRIED
Votes: Yes **33** No **2** Abstain **2**

7. INSURANCE FUND BUDGET AND CONTRIBUTIONS — Ordinary Resolution

RESOLVED that the Insurance Fund Budget for the financial year ending 31 January 2027 totalling $27,680.3230 (incl GST) be adopted at the rate of $2.9980 (incl GST) per lot interest entitlement, with contributions levied as per the below instalments, as follows:

Due Date	Levy Period	Amount Per Lot Entitlement
01/02/2026	01/02/26-31/05/26	$0.9296 - Already Issued
01/06/2026	01/06/26-30/09/26	$1.0342
01/10/2026	01/10/26-31/01/26	$1.0342
Total Amount:		$2.9980 (incl GST)

Subject to a 20% discount if paid by the due date;
And that t01/he Committee be authorised to issue an interim levy for the first levy period of the following financial year, as follows:-

Due Date	Levy Period	Amount Per Lot Entitlement
01/02/2027	01/02/27-31/05/27	$0.9993

MOTION CARRIED
Votes: Yes **34** No **0** Abstain **3**

8. INSURANCE POLICIES — Ordinary Resolution

RESOLVED that each insurance policy held by the Body Corporate as detailed on the attached insurance report be reviewed and that Strata Influence Australia Pty Ltd be authorised to obtain quotations and renew each insurance policy for a further twelve month period unless the authorisation is revoked by the Committee.

Current Policy: P-023036
Sum Insured: $16,976,132.00
Due Date: 11 May 2026

Note: Copies of all documents pertaining to the policy, held by Strata Influence, can be accessed through the Strata Influence Owners Portal.

MOTION CARRIED
Votes: Yes **33** No **0** Abstain **4**

9. BODY CORPORATE MANAGER **Ordinary Resolution**

RESOLVED that in accordance with *Section 125(1)* of the *Body Corporate and Community Management (**Accommodation** Module) Regulation 2020*, the Body Corporate engage **Strata Influence Australia Pty Ltd** for the purpose of providing administrative services to the Body Corporate; and be authorised to exercise all of the powers of the executive committee in accordance with *Section 119* of the *Body Corporate and Community Management Act 1997*, as provided in the terms and conditions contained in the attached Administration Agreement:

Term:	One (1) year
Start Date:	01/06/2026
End Date:	31/05/2027
Fee:	$12,540.00 per annum inclusive of GST

MOTION CARRIED
Votes: Yes **33** No **4** Abstain **0**

10. REMOVAL OF PALM TREES **Ordinary Resolution**

RESOLVED THAT the cocos palms and alex palms planted throughout the complex be removed due to their ongoing maintenance. The removal cost is included, along with some other tree and plant tidy-up, in the quote from Hi-Tech Tree Service (copy attached) of $7,370.00 ex gst.

MOTION CARRIED
Votes: Yes **32** No **5** Abstain **0**

11. NBN CONNECTION **Ordinary Resolution**

Submitted By Owner
Neil & Pauline Corbally, Lot 36

That we vote on connecting the NBN from outside the complex to each unit at Astonvilla.

MOTION WITHDRAWN - Owner withdrew motion at the meeting.

12. NBN FULL FIBRE UPGRADE **Ordinary Resolution**

Submitted By Owner
David Robley, Lot 35

RESOLVED that the Body Corporate engage NBN co to unterdate a full fibre upgrade of the NBN utility infrastructure to the property in accordance with their quotation dated 28th May 2025 for the amount of $15675 including GST with the cost to be paid from the sinkning fund. And further that the Committee be authorised to approve any variations to the provided quotation for up to $275.00 inc GST per connection to be installed to allow for additional works as required as a 'non standard' installation.

MOTION CARRIED
Votes: Yes **32** No **4** Abstain **1**

13. **A PERMISSION EXEMPTION** **Ordinary Resolution**

Submitted By Owner
Tatyana Gegina, Lot 28

DEFEATED that Body Corporate permit Lot 28 to use colour cream (as one of the approved colours) for 3-meter fence including the gate between a lot and common property.

MOTION DEFEATED
Votes: Yes **7** No **28** Abstain **2**

14. **UPGRADE TO FRONT SCREENDOOR** **Ordinary Resolution**

Submitted By Owner
Jennifer Moule, Lot 56

RESOLVED that owners be permitted to replace their existing flyscreen doors to a solid Crimsafe door, or alternative brand conditional upon it being of a simalr appearance to the Crimesafe option. All costs to be paid by the individual owner/s.
This would upgrade the appearance to a more modern look and add value to properties. These doors would also increase security and airflow. Owners would not be forced to install these doors, they may choose to keep their existing screen doors if they wish to.

MOTION CARRIED

Votes: Yes **34** No **0** Abstain **3**

ELECTION OF COMMITTEE

The following nominees were elected to the representative positions as indicated below.

POSITION	NAME	VOTES	ELECTION RESULT
Chairperson	**Graham Taggart**		**Elected Unopposed**
Secretary	**Nicole Taggart**		**Elected Unopposed**
Treasurer	**Graham Taggart**		**Elected Unopposed**
Ordinary member	**Lynn Barry**	**21**	**Elected**
Ordinary member	**Neil Corbally**	**22**	**Elected**
Ordinary member	**Deborah Edwards**	**24**	**Elected**
Ordinary member	**David Robley**	**26**	**Elected**
Ordinary member	**Scott Taggart**	**23**	**Elected**
Ordinary member	Michael Medlock	3	Not Elected Positions Filled

There being no further business the chairperson declared the meeting closed.

Meeting closed on Wednesday 22 April 2026 at 10:39 AM

These minutes record the decisions of the Owners and does not include any discussion. The minutes are prepared to comply with the requirements of the Body Corporate & Community Management Act 1997 and the applicable Regulation Module.

On behalf of the Secretary

All correspondence to:
The Secretary, Nicole Taggart
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