

Body Corporate Services Pty Ltd
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1 July 2026

Annual General Meeting

**BODY CORPORATE FOR BLUE WATER BAY LUXURY VILLAS
COMMUNITY TITLES SCHEME 26762
150 MARINE PARADE, SOUTHPORT, QLD, 4215**

Dear Owner

Please find enclosed the **minutes** of the recently held general meeting for BLUE WATER BAY LUXURY VILLAS CTS 26762.

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

Jacqueline Hutchins
Strata Manager

MINUTES – GENERAL MEETING

**BODY CORPORATE FOR BLUE WATER BAY LUXURY VILLAS
COMMUNITY TITLES SCHEME 26762
150 MARINE PARADE, SOUTHPORT, QLD, 4215**

THESE ARE THE MINUTES OF THE ANNUAL GENERAL MEETING FOR THE BODY CORPORATE FOR BLUE WATER BAY LUXURY VILLAS COMMUNITY TITLES SCHEME 26762 HELD BCS SOUTHPORT, GROUND FLOOR, 26 MARINE PARADE, SOUTHPORT, QLD, 4215; COMMENCED AT 10:00 AM QLD TIME ON 30 JUN 2026.

Lots Represented

Lot No

<u>1</u>	Colin Ding	Owner present (pre-voted)
<u>2</u>	Wendy Ramsey	Electronic vote
<u>4</u>	Ben Loots	Electronic vote
<u>7</u>	Francis & Susan D'sylva	Owner present
<u>12</u>	Robert Craig	Electronic vote
<u>14</u>	Mario Corallo	Electronic vote
<u>19</u>	Paula Henderson	Owner present (pre-voted)
<u>21</u>	Natalia Nerezov	Company Nominee present (pre-voted)
<u>24</u>	Gabriela & Haris Skiljan	Paper vote
<u>33</u>	Bee Lim	Electronic vote
<u>37</u>	Brent Bonnington	Electronic vote
<u>39</u>	Geoffrey Lee	Electronic vote
<u>40</u>	Mlado Stanisavljevic	Paper vote
<u>41</u>	Clement Quirder	Paper vote
<u>44</u>	Diane Davies	Paper vote
<u>46</u>	Keeta McLean	Paper vote
<u>51</u>	Sara Lamoureux	Owner present (pre-voted)
<u>54</u>	Sarah Graham	Electronic vote
<u>55</u>	Peter Ryan	Electronic vote

<u>58</u>	Roland Hollingsworth	Paper vote
<u>59</u>	Robert McLaughlin	Electronic vote
<u>61</u>	John & Yvonne Trewavas	Electronic vote
<u>65</u>	Giuseppe & Joanne Pompei	Paper vote
<u>70</u>	Marc Jore	Paper vote
<u>71</u>	Samantha Gear	Electronic vote
<u>72</u>	Renae Bressi	Electronic vote
<u>74</u>	Olga Shyutten	Owner present (pre-voted)
<u>76</u>	Philip Sullivan	Electronic vote
<u>81</u>	Kylie Davis	Electronic vote
<u>82</u>	Christine Fordham	Owner present (pre-voted)
<u>87</u>	Andrew Penman	Paper vote
<u>89</u>	Yumen (James) Li	Paper vote
<u>93</u>	Carolyn Jones	Paper vote
<u>94</u>	Tania Salemi	Electronic vote
<u>95</u>	Steven Papas	Paper vote
<u>101</u>	Robert Watson & Rosa Martinez	Paper vote
<u>107</u>	Vennessa Stone	Electronic vote

Apologies

Nil

In Attendance

Jacqueline Hutchins representing Body Corporate Services Pty Ltd.

Chairperson of Meeting

Christine Fordham chaired the meeting.

Proxies and Voting Papers

The Chairperson declared that the valid proxies and voting papers be accepted.

Quorum

The chairperson declared that a quorum was represented and the meeting was declared open at 10:04 AM.

Open Motions

1	Confirmation of minutes	Ordinary Resolution
	<i>Statutory Motion</i>	
	That the minutes of the annual general meeting held on 25/06/2025 be confirmed as a true and correct record of the proceedings at that meeting.	
	Motion CARRIED.	
	Votes:	Yes 33 No 0 Abstain 4 Invalid 0
2	Adoption of statement of accounts	Ordinary Resolution
	<i>Statutory Motion</i>	
	That the Non-Audited statement of accounts for the administrative and sinking funds for the year ending 31/03/2026 attached to the agenda be adopted.	
	Motion CARRIED.	
	Votes:	Yes 35 No 2 Abstain 0 Invalid 0
3	No Audit	Special Resolution
	<i>Statutory Motion</i>	
	That the Body Corporate's statement of accounts for the financial year 01/04/2026 to 31/03/2027 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 DEFEATED.	
	Votes:	Yes 21 No 13 Abstain 3 Invalid 0
4	Appointment of Auditor	Ordinary Resolution
	<i>Statutory Motion</i>	
	That the Body Corporate AGREES that the statement of accounts for the financial year 01/04/2026 to 31/03/2027 be audited, the proposed auditor being Guardian Body Corporate Audit Services.	
	Motion CARRIED.	
	Votes:	Yes 25 No 5 Abstain 7 Invalid 0

5 Adoption of administrative fund budget and fixing of contributions

Ordinary Resolution

Statutory Motion

That the administrative fund budget for the financial year ending 31/03/2027, which totals \$392,458.22 including GST, be adopted with contributions levied by 4 instalments, as follows:

Period From	Period To	Due	Admin Fund	Per Lot Ent.
01/04/2026	30/06/2026	01/04/2026	\$99,222.99	\$910.30
01/07/2026	30/09/2026	01/07/2026	\$99,222.99	\$910.30
01/10/2026	31/12/2026	01/10/2026	\$97,006.12	\$889.96
01/01/2027	31/03/2027	01/01/2027	\$97,006.12	\$889.96
			\$392,458.22	\$3,600.53

Total lot entitlements 109 with each lot entitlement attracting a levy of \$3,600.53 including GST, 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.
01/04/2027	30/06/2027	01/04/2027	\$98,114.56	\$900.13
01/07/2027	30/09/2027	01/07/2027	\$98,114.56	\$900.13
			\$196,229.11	\$1,800.27

Motion CARRIED.

Votes: Yes 29 No 3 Abstain 5 Invalid 0

6 Adoption of sinking fund budget and fixing of contributions

Ordinary Resolution

Statutory Motion

That the sinking fund budget for the financial year ending 31/03/2027, which totals \$252,046.30 including GST, be adopted with contributions levied by 4 instalments, as follows:

Period From	Period To	Due	Sinking Fund	Per Lot Ent.
01/04/2026	30/06/2026	01/04/2026	\$62,698.08	\$575.21
01/07/2026	30/09/2026	01/07/2026	\$62,698.08	\$575.21
01/10/2026	31/12/2026	01/10/2026	\$63,325.07	\$580.96
01/01/2027	31/03/2027	01/01/2027	\$63,325.07	\$580.96
			\$252,046.30	\$2,312.35

Total lot entitlements 109 with each lot entitlement attracting a levy of \$2,312.35 including GST, 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.
01/04/2027	30/06/2027	01/04/2027	\$63,011.58	\$578.09
01/07/2027	30/09/2027	01/07/2027	\$63,011.58	\$578.09
			\$126,023.15	\$1,156.18

Motion CARRIED.

Votes: Yes 28 No 4 Abstain 5 Invalid 0

7 Confirmation of body corporate insurance policies

Ordinary Resolution

Statutory Motion

That:

- a. the following insurance policies held by the body corporate be confirmed:

Policy Number	Underwriter	Current To	Risk Type	Coverage Amount
QS10632356RS	STRATA UNIT UNDERWRITERS	08 Apr 2027	Property, Death and Injury (Public Liability)	\$30,000,000.00
			Paint	Not Included
			Office Bearers Liability Insurance	\$5,000,000.00
			Workers Compensation Insurance	Not Insured
			Voluntary Workers Insurance	\$200,000.00 / \$2,000.00
			Appeal Expenses	\$100,000.00
			Machinery Breakdown Insurance	Not Insured
			Lot Owner's Fixtures and Improvements	\$250,000.00
			Loss of Rent	\$8,289,629.00
			Legal Defence Expenses	\$50,000.00
			Government Audit Costs	\$25,000.00

			Fusion Cover	Not Insured
			Flood	\$55,264,190.00
			Floating Floors	Included
			Fidelity Guarantee Insurance	\$100,000.00
			Damage (i.e. Building) Policy	\$55,264,190.00
			Community Income	Not Insured
			Common Area Contents	Not Insured
			Building Catastrophe	\$8,289,629.00
TOTAL PREMIUM: \$205,002.90				

- b. the body corporate manager be authorised to obtain quotations through the body corporate's insurer or broker
- c. the body corporate acknowledge their obligation and thereby authorise the body corporate manager, to provide and/or disclose to the insurer, either upon renewal or throughout the policy period, any item requiring disclosure under the policy including a work, health and safety report, defects report and the like
- d. the body corporate acknowledge that the last insurance valuation for the scheme was completed on 22/5/23, which states a full replacement value of \$47,302,924.00
- e. That the body corporate provide informed consent for Body Corporate Brokers Pty Ltd (QLD) as the insurance broker, to obtain quotations from insurers including commission in relation to the placement, renewal, and variation of the strata insurance policy. A portion of this commission may be shared with the Agent, as an Authorised Representative of Body Corporate Brokers Pty Ltd (QLD) as per the terms of your management agreement. The exact amount or percentage of commission payable will be disclosed in the Insurance Report provided with each renewal or quotation.

Motion CARRIED.

Votes: Yes 28 No 6 Abstain 3 Invalid 0

8 Adoption of administrative insurance premium reimbursement and fixing of contributions Ordinary Resolution

Statutory Motion

That the body corporate resolves to issue a reimbursement levy for the building component of the insurance premium for the financial year ending 31/03/2027 totalling \$98,553.84 per annum including GST, to be adopted at the annual rate of \$0.48 based on interest entitlement. Contributions will be levied in conjunction with existing levy periods, and furthermore that the committee may issue an interim levy in conjunction with levy periods of the following financial year.

Total interest entitlements: **203482**

Motion CARRIED.

Votes: Yes 28 No 3 Abstain 6 Invalid 0

9 Engagement of Contractors

Ordinary Resolution

Submitted by Committee

That 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 33 No 2 Abstain 2 Invalid 0

10 Approval of 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 33 No 2 Abstain 2 Invalid 0

Election of the Committee

Chairperson

The following nominations were received prior to the financial year end for the position of Chairperson.

A open ballot was conducted and the following votes were recorded.

Yumeng Li has been elected as Chairperson

Francis D'sylva	10 votes
Christine Fordham	3 votes
Paula Henderson	3 votes
Yumeng Li	19 votes

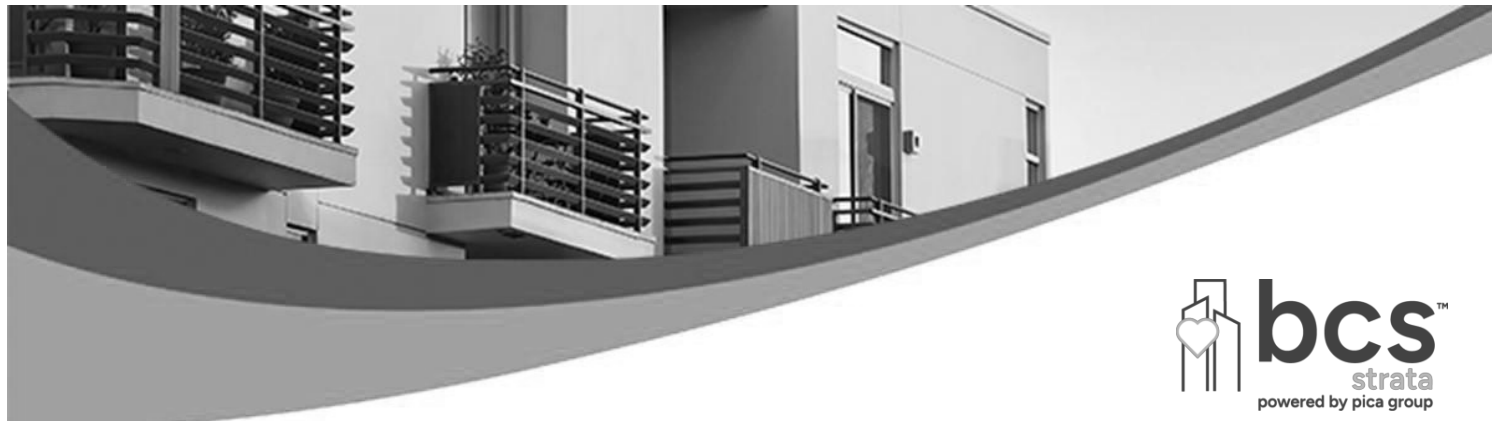
Secretary

The following nominations were received prior to the financial year end for the position of Secretary.

A open ballot was conducted and the following votes were recorded.

Christine Fordham has been elected as Secretary

Francis D'sylva	6 votes
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Christine Fordham	22 votes
Paula Henderson	7 votes

Treasurer

The following nominations were received prior to the financial year end for the position of Treasurer.
A open ballot was conducted and the following votes were recorded.

Clement Quirder has been elected as Treasurer

Francis D'sylva	6 votes
Paula Henderson	6 votes
Keeta McLean	3 votes
Clement Quirder	20 votes

Ordinary Member

The following nominations were received prior to the financial year end for the position of Ordinary Member.
A open ballot was conducted and the following votes were recorded.

Brent Bonnington, Carolyn Jones, Sara Lamoureux, Peter Ryan have been elected to the committee.

Brent Bonnington	23 votes
Francis D'sylva	11 votes
Paula Henderson	11 votes
Carolyn Jones	25 votes
Sara Lamoureux	22 votes
Keeta McLean	15 votes
Peter Ryan	26 votes

Withdrawn Nominees

Christine Fordham	Already on committee
Yumeng Li	Already on committee

Committee Members

CHAIRPERSON	Yumeng Li	Lot no 89
SECRETARY	Christine Fordham c/- Reply Paid 444, Broadbeach QLD 4218	Lot no 82
TREASURER	Clement Quirder	Lot no 41
ORDINARY MEMBERS	Brent Bonnington	Lot no 37
	Carolyn Jones	Lot no 93
	Sara Lamoureux	Lot no 51
	Peter Ryan	Lot no 55
NON-VOTING MEMBERS	Jacqueline Hutchins	Strata Manager
	Charmaine	Caretaker
RECONCILIATION REPORT RECIPIENT	Clement Quirder	Lot no 41
COMMITTEE LIASON	Christine Fordham	Lot no 82

Closure

There being no further business the Chairperson declared the meeting closed at 10:43 AM.

General Discussion

Nil

Secretary

Please forward correspondence to:

Christine Fordham

C/- Body Corporate Services Pty Ltd

Reply Paid Reply Paid 444 Broadbeach QLD 4218

Email bcs_goldcoast@bcssm.com.au

Phone 1300889227