

MOTION 1 - Confirmation of Minutes

Proposed by: Committee Non-Statutory - Ordinary resolution

Text of motion

that the minutes of the previous general meeting held on the 05-06-2014, as tabled and signed by the Chairperson at this meeting, be accepted as a true record.

VOTE Yes No Abstain

MOTION 2 - Financial Accounts

Proposed by: Committee Statutory - Ordinary resolution

Text of motion

that the Body Corporate statement of accounts for the financial year ended 30-04-2015, as included in the Notice of meeting, be adopted.

VOTE Yes No Abstain

MOTION 3 - Insurance

Proposed by: Committee Statutory - Ordinary resolution

Text of motion

that the existing insurance policy be confirmed (no flood, no office bearer, no workcover) and that Tracsafe be authorised to obtain quotes and renew or replace the insurance policy with the cheapest alternative just prior to the renewal date.

VOTE Yes No Abstain

MOTION 4 - Body Corporate Manager

Proposed by: Committee Non-Statutory - Ordinary resolution

Text of motion

that Tracsafe Pty Ltd (trading as Tracsafe Body Corporate Services) be appointed as the Body Corporate Manager until the next Annual General Meeting for a service fee (fixed component) of \$770 (inc GST) and shall deliver services in accordance with the Administration agreement tabled at this meeting.

VOTE Yes No Abstain

MOTION 5 - Administrative Fund Budget

Proposed by: Committee Statutory - Ordinary resolution

Text of motion

that the Administrative Fund budget, as included in the Notice of meeting, be approved for the financial year ending 30-04-2016.

VOTE Yes No Abstain

MOTION 6 - Sinking Fund Budget

Proposed by: Committee Statutory - Ordinary resolution

Text of motion

that the Sinking Fund budget, as included in the Notice of meeting, be approved for the financial year ending 30-04-2016.

VOTE Yes No Abstain

I/We require that this voting paper, completed by me/us, be recorded as my/our vote in respect of the motions set out above.

I/We have signed the bottom of each page comprising this voting paper.

Lot Number/s _____ Plan Number **SP264982**
 Name of voter _____ Signature _____ Dated: / /
 Name of voter _____ Signature _____ Dated: / /

MOTION 7 - Levies

Proposed by: _____ Committee

Statutory - Ordinary resolution

Text of motion

that the levies for the financial year ending 30-04-2016 shall be set as follows -.

Levy per unit of entitlement

Period	Due Date	Admin	Sinking
4 months	31-08-2015	\$306.0000	\$275.0000
4 months	31-12-2015	\$306.0000	\$275.0000
4 months	30-04-2016	\$306.0000	\$275.0000

VOTE Yes No Abstain

I/We require that this voting paper, completed by me/us, be recorded as my/our vote in respect of the motions set out above.

I/We have signed the bottom of each page comprising this voting paper.

Lot Number/s _____ Plan Number **SP264982**
 Name of voter _____ Signature _____ Dated: / /
 Name of voter _____ Signature _____ Dated: / /

Prepared in accordance with BCCM Form 4 (effective from 1st June 2010).

Attendance

Confirmation of Minutes

MOTION 1 - Confirmation of Minutes

Financial Accounts

MOTION 2 - Financial Accounts

Insurance

The renewal premium is \$1338.47 and is current until 16-05-2015. Full policy details are in the attachment. Tracsafe received a commission of \$0.

MOTION 3 - Insurance

Body Corporate Manager

MOTION 4 - Body Corporate Manager

Budgets and Levies

MOTION 5 - Administrative Fund Budget

MOTION 6 - Sinking Fund Budget

MOTION 7 - Levies

General Business

Election of Office Bearers

BODY CORPORATE SECRETARY DETAILS (Please forward completed form to Secretary or bring to meeting)

Secretary Name **Mary Owner-C**
 Contact address **PO Box 135 Ashgrove**
 Contact email **support@tracsafe.com.au**

AUTHORISATIONS

Name of owner 1

Signature Dated: / /

Name of owner 2

Signature Dated: / /

Lot Number/s Plan Number **SP264982**

Name of scheme **57 Sample Road CTS 971**

CMS Number **971**

NOMINEE

Appoint (full name)

as my/our proxy to vote on my/our behalf (including adjournments) at

(please tick one)

- The general meeting to be held on Thursday, 18 Jun 2015
- All general meetings held before: / /
- All general meetings held during the rest of the body corporate's financial year unless I/we serve you with a prior written withdrawl of the appointment.

Signature of proxy holder Dated: / /

Residential address

Suburb State Postcode

Postal address

Suburb State Postcode

FINANCIAL ACCOUNTS SINCE 20-05-2014 UNTIL 30-04-2015
57 Sample Road CTS 971

Bank Accounts	at 20-05-2014		at 30-04-2015
Transaction	0.00		3110.81
Total of all bank accounts	0.00		3110.81

Receipts	Prior Year	Expected	Yr end 30-04-2015
Contributions - Admin	0.00	3355.00	4094.79
Contributions - Sinking	0.00	2200.00	1471.13
Total of all receipts	0.00	5555.00	5565.92

Payments	Prior Year	Expected	Yr end 30-04-2015
Electricity	0.00	0.00	226.91
Insurance Premiums	0.00	1500.00	1458.20
Body Corporate Manager	0.00	1600.00	770.00
Pest Control	0.00	255.00	0.00
Total of all payments	0.00	3355.00	2455.11

Cash flows	Prior Year		Yr end 30-04-2015
Cash at beginning of year	0.00		0.00
Receipts	0.00		5565.92
Payments	0.00		2455.11
Cash at end of year	0.00		3110.81

Funds Distribution	at 20-05-2014		at 30-04-2015
Admin Fund	0.00		906.69
Sinking Fund	0.00		2204.12
Total of all funds	0.00		3110.81

Bank Accounts with Admin/Sinking adjustments		Admin Fund	Sinking Fund
Transaction		-732.99	732.99

Additional disclosures at 30-04-2015	Total	Administrative	Sinking
Contributions in advance	13.01		
Contributions in arrears	0.00	0.00	0.00

**57 Sample Road CTS 971 BUDGET
FOR YEAR ENDING 30-04-2016**

CONTRIBUTION INSTALMENTS

Due Date	General Total	Insurance Total	Admin Total	Sinking Total	Discount	Contribution Type
31-08-2015	418.00	500.00	918.00	825.00	0%	STANDARD
31-12-2015	418.00	500.00	918.00	825.00	0%	STANDARD
30-04-2016	418.00	500.00	918.00	825.00	0%	STANDARD
Totals	\$1254.00	\$1500.00	\$2754.00	\$2475.00		
Inc discount	\$1254.00	\$1500.00	\$2754.00	\$2475.00		

ADMINISTRATIVE FUND BUDGET

	Expenses last year	Budget Year
Opening Admin Fund Balance		\$906
Prepayments		-6
Arrears owing		0
Contributions - Admin		2754
Electricity	-226	-226
Insurance Premiums	-1458	-1458
Body Corporate Manager	-770	-770
Repairs and Maintenance	0	-500
Termite Inspection	0	-255
Closing Admin Fund Balance		\$445

SINKING FUND BUDGET

	Expenses last year	Budget Year
Opening Sinking Fund Balance		\$2204
Prepayments		-6
Arrears owing		0
Contributions - Sinking		2475
Closing Sinking Fund Balance		\$4673

SINKING FUND FORECAST

Sinking Fund Item	YR0	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9
Automatic gates	0	0	0	912	0	0	0	0	1163	0
Doors and windows	0	0	0	912	0	0	0	0	1163	0
Fencing	0	0	0	0	0	0	0	0	3025	0
Generic	0	0	0	1033	0	0	0	0	1319	0
Guttering	0	0	0	0	0	0	0	1618	0	0
Painting	0	0	0	0	0	0	0	0	23464	0
levies		2874	3402	3573	3751	3939	4136	4342	4560	4788
Closing balance	4673	7547	10949	11665	15416	19355	23491	26215	641	5429

**57 Sample Road CTS 971 INDIVIDUAL LOT LEVIES
FOR YEAR ENDING 30-04-2016**

TOTAL LOT ENTITLEMENTS = 3

TOTAL INTEREST ENTITLEMENTS = 3

LEVIES FOR EACH LOT (Lot Entitlements = 1; Interest Entitlements = 1)

Due Date	Type	Admin	Sink	Total	Discount	Total with discount
31-08-2015	STANDARD	305.99	275.00	580.99	0%	580.99
31-12-2015	STANDARD	305.99	275.00	580.99	0%	580.99
30-04-2016	STANDARD	305.99	275.00	580.99	0%	580.99
		917.97	825.00	1742.97		1742.97