



THE SANDS CTS 14967

MINUTES OF THE EXTRAORDINARY GENERAL MEETING

Date 27 Aug 2024
Time 02:00 PM
Location Capitol Body Corporate, Capitol Body Corporate - Level 2, 91 Upton Street, Bundall, QLD, 4217

Represented	Lot #	Lot Owner	Capacity
	Lot 1	L Rockett	Via present in person and electronic vote
	Lot 2	L & P Easton	Via L Easton on electronic vote
	Lot 3	A & C Sando	Via C Sando on electronic vote
	Lot 4	A & C Sando	Via C Sando on electronic vote
	Lot 5	B & P Sinnett	Via B Sinnett on electronic vote
	Lot 6	S Stacey	Via electronic vote
	Lot 8	S Feld	Via electronic vote
	Lot 9	P Amiri	Via electronic vote
	Lot 10	G & K Georgoulas	Via electronic vote
	Lot 11	A, E & K Inan	Via electronic vote
	Lot 12	A, E & K Inan	Via electronic vote
	Lot 13	T B Franke Investments Pty Ltd as trustee	Via electronic vote
	Lot 14	L Rockett	Via present in person and electronic vote
	Lot 15	R & N Porter	Via electronic vote
	Lot 16	Palhares Holdings Pty Ltd	Via proxy to D Palhares on electronic vote
	Lot 17	Palhares Holdings Pty Ltd	Via proxy to D Palhares on electronic vote
	Lot 18	L Rockett	Via present in person and electronic vote
	Lot 20	A & C Sando	Via C Sando on electronic vote
	Lot 21	A & C Sando	Via C Sando on electronic vote
	Lot 22	J Trickett	Via electronic vote
	Lot 25	R & C Martin	Via electronic vote
	Lot 26	K & A Inan	Via electronic vote
	Lot 30	C & V Van Homrigh	Via C Van Homrigh on electronic vote
	Lot 31	S Aliuddin	Via electronic vote
	Lot 32	M & R Pearson	Via electronic vote
	Lot 34	A Palushi	Via electronic vote
	Lot 36	M & L Manaktala	Via M Manaktala on electronic vote
	Lot 37	H Silveira	Via electronic vote
	Lot 38	B Dunham	Via electronic vote
	Lot 39	G Griffiths	Via POA to R Griffiths present in person on videoconference and electronic vote
	Lot 40	LJR & RD Superannuation Fund	Via company nominee to L Rockett on electronic vote
	Lot 41	E & K Stergakis	Via E Stergakis on electronic vote
	Lot 42	Z & G Palushi	Via G Palushi on electronic vote
	Lot 44	D & E Poupinel De valence	Via D Poupinel De valence on electronic vote
	Lot 45	L Rockett, B Devencom & V Bastos	Via L Rockett present in person on videoconference and electronic vote
	Lot 46	A & P Mackay	Via P Mackay on electronic vote
	Lot 48	S Braganza	Via electronic vote
	Lot 51	J & S Turner	Via S Turner on electronic vote
	Lot 52	A Palushi	Via electronic vote
	Lot 53	P & S Douglas	Via P Douglas on electronic vote



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	Lot 54	Emtron Pty Ltd	Via company nominee to L Rockett on electronic vote
	Lot 55	K Hur	Via electronic vote
	Lot 56	K & A Inan	Via electronic vote
	Lot 57	M Yeates	Via electronic vote
	Lot 58	B Devencom & V Bastos	Via V Bastos on electronic vote
	Lot 59	A Tinson	Via electronic vote
	Lot 61	MHP Management Services P/L	Via proxy to A Mikita present in person and electronic vote
	Lot 63	L Rockett	Via present in person and electronic vote
	Lot 64	A, S & O Bourboulas	Via S & O Bourboulas on electronic vote
	Lot 65	J Sinnett	Via electronic vote
	Lot 66	L Rockett	Via present in person and electronic vote
	Lot 67	L Rockett	Via present in person and electronic vote
	Lot 68	G & S Turner	Via S Turner on electronic vote
	Lot 69	LJR & RD Superannuation Fund	Via company nominee to L Rockett on electronic vote
	Lot 71	R Oud	Via electronic vote
	Lot 72	L Rockett	Via present in person and electronic vote
	Lot 76	J McWilliams	Via electronic vote
	Lot 77	L Rockett	Via present in person and electronic vote
	Lot 78	G & S Cifranic	Via S Cifranic present in person on videoconference and electronic vote
	Lot 79	MHP Management Services P/L	Via company nominee to A Mikita present in person on videoconference and electronic vote
	Lot 80	A & C Sando	Via C Sandon on electronic vote
	Lot 81	A & L Evans	Via L Evans on electronic vote
	Lot 82	K & A Lambert	Via electronic vote
	Lot 83	A & C Sando	Via electronic vote
	Lot 84	C & L Evans	Via electronic vote
	Lot 85	S & H Gujral	Via S Gujral on electronic vote
	Lot 86	C Evans	Via electronic vote
	Lot 87	Malcott Pty Ltd	Via proxy to P Schmidt on electronic vote
	Lot 88	L Rockett	Via present in person and electronic vote
	Lot 89	Lynne Joy Longden as Trustee under Instrument	Via proxy to L Longden on electronic vote
	Lot 90	E & A Siani	Via electronic vote
	Lot 91	Kerwal Nominees Pty Ltd	Via proxy to R Walker on electronic vote
	Lot 95	A & M Rolf Investments Pty Ltd	Via company nominee to M Rolf present in person on videoconference and electronic vote
	Lot 96	M Rolf	Via electronic vote
	Lot 97	MRolf	Via electronic vote
In attendance	Y Ellingham		Capitol
	R Nelson		Capitol (Returning Officer)
Apologies	Nil		
Chairperson	A Rolf		



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MINUTES OF THE EXTRAORDINARY GENERAL MEETING

Quorum The Chairperson declared that there was a quorum for the meeting.
The meeting commenced at 02:02 PM

1. Previous Minutes - BY SECRET BALLOT:

Resolved that the minutes of the previous general meeting 21st of March 2024 be confirmed.

The Returning Officer declared the following:

Written voting papers received totalled 75
Secret voting paper envelopes and particulars envelopes or particulars tabs;
a) the total number of votes cast FOR the motion totalled 36
b) the total number of votes cast AGAINST the motion totalled 7
c) the total number of absentions from voting on the motion totalled 28
d) the number of votes rejected from the count totalled 4
for each vote rejected, the reason for the rejection(s) are as follows;
4 x Unfinancial

Ordinary Resolution

Motion CARRIED	Yes: 36	No: 7	Abs: 28	Inv: 4
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2. Pool Surrounds Refurbishment - BY SECRET BALLOT:

Moved that the Body Corporate engage BRS to undertake the pool surrounds refurbishment in accordance with their quotation number 15322a dated 25 July 2024 for an amount of \$115,940.00 including GST with the cost to be raised by a special sinking fund contribution of \$11.60 including GST per contribution schedule lot entitlement and the contribution be levied on owners in accordance with the following table: -

Levy period	Amount per contribution schedule lot entitlement (including GST)	Date payable
First instalment	\$11.60	08/10/2024

Note: A second quotation was not received as no other contractors wanted to quote on this work due to BRS already working on the other stages

The Returning Officer declared the following:

Written voting papers received totalled 75
Secret voting paper envelopes and particulars envelopes or particulars tabs;
a) the total number of votes cast FOR the motion totalled 31
b) the total number of votes cast AGAINST the motion totalled 39
c) the total number of absentions from voting on the motion totalled 1
d) the number of votes rejected from the count totalled 4
for each vote rejected, the reason for the rejection(s) are as follows;
4 x Unfinancial

Ordinary Resolution

Motion DEFEATED.	Yes: 31	No: 39	Abs: 1	Inv: 4
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3. Phase 3 Concrete Remedial Works - BY SECRET BALLOT:

Moved that the Body Corporate engage BRS to Progress with Phase 3 of the Building Façade Repairs in accordance with their quotation number 15096V1 dated 21 June 2024 for an amount of \$214,890.50 including GST with the cost to be raised by a special sinking fund contribution of \$21.50 incl gst per contribution schedule lot entitlement and the contribution be levied on owners in accordance with the following table:-

Levy period	Amount per contribution schedule lot entitlement (inc GST)	Date payable
First instalment	\$10.75	08/11/2024
Second instalment	\$10.75	08/12/2024

Note: A second quotation was not received as no other contractors wanted to quote on this work due to BRS already working on the other stages

The Returning Officer declared the following:

- Written voting papers received totalled 75
Secret voting paper envelopes and particulars envelopes or particulars tabs;
- e) the total number of votes cast FOR the motion totalled 32
 - f) the total number of votes cast AGAINST the motion totalled 38
 - g) the total number of absentions from voting on the motion totalled 1
 - h) the number of votes rejected from the count totalled 4
for each vote rejected, the reason for the rejection(s) are as follows;
4 x Unfinancial

Ordinary Resolution

Motion DEFEATED.	Yes: 32	No: 38	Abs: 1	Inv: 4
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4. Engagement of Cleaning Contactors - BY SECRET BALLOT:

Moved that Affordable Facility Services cleaning contactors continue to be engaged by The Sands for 12 hours per week.

The Returning Officer declared the following:

- Written voting papers received totalled 75
Secret voting paper envelopes and particulars envelopes or particulars tabs;
- i) the total number of votes cast FOR the motion totalled 33
 - j) the total number of votes cast AGAINST the motion totalled 35
 - k) the total number of absentions from voting on the motion totalled 3
 - l) the number of votes rejected from the count totalled 4
for each vote rejected, the reason for the rejection(s) are as follows;
4 x Unfinancial

Ordinary Resolution

Motion DEFEATED.	Yes: 33	No: 35	Abs: 3	Inv: 4
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5. Noisy Extractor Fans - BY SECRET BALLOT:

Moved that the Body Corporate request a report from Yvette Ellingham on her deliberations about the noisy extractor fan servicing, BWS on Elkhorn Avenue which is impacting on several units at The Sands.

The Returning Officer declared the following:

Written voting papers received totalled 75
Secret voting paper envelopes and particulars envelopes or particulars tabs;

- m) the total number of votes cast FOR the motion totalled 22
 - n) the total number of votes cast AGAINST the motion totalled 45
 - o) the total number of absentions from voting on the motion totalled 4
 - p) the number of votes rejected from the count totalled 4
 - for each vote rejected, the reason for the rejection(s) are as follows;
 - 4 x Unfinancial

Ordinary Resolution				
Motion DEFEATED.	Yes: 22	No: 45	Abs: 4	Inv: 4

Closure

The Chairperson declared the meeting closed at 02:15 PM
c/- Capitol Body Corporate Administration
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