

KORORA BAY VILLAGE LIMITED
MINUTES OF ANNUAL GENERAL MEETING
 26 MAY 2012

VENUE:	Korora Bay Village Resort, 64 James Small Drive, Korora, NSW 2450
TIME:	The meeting commenced at 4.05 pm
DIRECTORS PRESENT:	Robert Glass(RG) Chairman, Stephanie Kewming (SK) Secretary, Simon Argue (SA), Bruce Sobey (BS), Bruce Gemmell (BG)
MEMBERS PRESENT:	Barbara Glass, Christine Gemmell, Tim Kewming, Karen Sobey, Simon Argue
OTHERS PRESENT:	Bill Herd (HQB)
APOLOGIES:	Harry & Robyn Wilson, Kym Wilson, Gerry Foster, Imelda and Michael Nicol, Anthony & Marilyn Jordan, Edward & Frances Belfer, David Langdon, Kevin & Carolyn Stacey, Heather & Nick Nelson, Carlo Bigaran, Margaret Wigg, Kristalo Axarlis, Kirsty & Brian O'Rourke, Neil & Nolene Murdoch, Margaret Handte.
NOTICE OF MEETING:	Taken as read. The Chairman noted there were 5 members present and 35 proxy votes were received, therefore, a quorum was achieved as outlined in the Constitution.
<u>RESOLUTION 1:</u> CONFIRM THE MINTUES OF PREVIOUS MEETING:	The Minutes of the AGM held on 28 May 2011 were resolved to be accepted. Moved by Simon Argue, Carried by Karen Sobey. All in favour. Both members were in attendance at the AGM held in 2011.
<u>MATTERS ARISING:</u>	<p><u>Bad Debts and Delinquency</u></p> <p>This matter is an ongoing concern and the Board with management will continue to develop strategies to deal with this issue. Thankfully the standard of the resort has been maintained since refurbishment and this factor will enable us to attract new customers through resale activity and strategic rental projects.</p> <p><u>GST</u></p> <p>There has been significant issues associated with the interpretative decisions released by the Australian Taxation Office (ATO). The Club followed the interpretative decisions handed down by the ATO and applied for a refund of overpaid GST. The Club, through advice from its auditors HQB, have lodged a private ruling with the ATO addressing the GST laws. At this time, the private ruling is inconclusive and requires further interaction with the ATO.</p>
<u>RESOLUTION 2.</u> TO ADOPT THE FINANCIAL REPORT, CHAIRMAN'S REPORT AND AUDITOR'S REPORT.	<p>The reported loss of \$16,000 is \$6,000 more than the last reporting period. Delinquency has added strain to the operation and we have gone to the rental market as a means of recovering some of those losses. The increasing KBV entitlements may potentially increase operating costs.</p> <p>Judy Haack who was employed with KBV for several years was acknowledged for her contributions to the Club.</p> <p>KBV has again been awarded an RCI Silver Crown and Hospitality Award for high achievement in standard and hospitality. All staff should be congratulated for their efforts.</p> <p>Budgetary restraints has resulted in continued refurbishment being minimised, however, the one bedroom apartments have been lifted with new leather sofa beds offering inner spring mattresses. The Board will continue to work on developing a further 10 year plan. The GST refund may possibly be an injection of funding into the scheme and help to meet the capital costing associated to refurbishment borrowings. We will know more about this issue</p>

KORORA BAY VILLAGE LIMITED
MINUTES OF ANNUAL GENERAL MEETING
 26 MAY 2012

	<p>as the matter is advanced with the Australian Taxation Office.</p> <p>Land matters associated to land titles in the scheme continued to be explored internally and externally as the structure of 1836 land titles that represents KBV is complicated. An industry committee has been established to review whether relief or exemptions may be possible.</p> <p>Exchange companies continue to offer value to the ownership of timeshare and RCI and DAE have been supportive of KBV through incentives.</p> <p>Rob Glass thanked the Board of Directors for their continued efforts as their positions on the Board are voluntary.</p> <p>The Statement of Cash Flows identifies \$200,000 operational cash, however, some of this cash encompasses the GST refund. Investing activities shown is associated to capital replacement of the resort vehicle. Borrowing's is associated to draw downs from the Mortgage Loan and borrowings reduced by \$165,896. Note 2 identifies cash and the reported loss is \$16,000. Assets and Liabilities have shown a downward movement. The Auditors report and rental pool audit is also included. <u>The resolution to accept the accounts was moved by Bruce Sobey and carried by Tim Kewming. All in favour.</u></p>
<p><u>RESOLUTION 3.</u> <u>ELECTION OF DIRECTORS</u></p>	<p>Bill Herd represented as Auditor was asked to act as scrutineer of the ballot. Bill called for a ballot vote from members in attendance. Bill Herd announced that results of the ballot elected Bruce Gemmell and Stephanie Kewming. The Chairman will contact Martin Heskins who was the third candidate for the Directors position to thank him for his nomination and notify him of the result.</p>
<p><u>GENERAL BUSINESS</u></p>	<p>BS acknowledged the continued efforts of Tim and Stephanie Kewming and wished them luck in their recent nomination to the annual industry ATHOC awards to be held in July 2012.</p>
<p><u>MEETING CLOSED</u></p>	<p>There being no other business, the meeting closed at 4.35 pm.</p>