

**WINDSOR POLO FIELDS LIMITED**  
**A.B.N 78 000 962 363**

**MINUTES OF THE ANNUAL GENERAL MEETING OF SHAREHOLDERS OF THE  
COMPANY HELD ONLINE VIA MS TEAMS ON MONDAY 20 NOVEMBER 2023**

- In Attendance:** Johnny Kahlbetzer (Chairman)  
Ben Cowan (Director and Secretary)  
Peter White (Director)  
Rowena Rainger (Director)  
Gendy Parry-Okeden (incoming  
Director)  
Angus Dowling (Director)  
Alistair (Andy) Cochrane  
Richard Chadwick  
Josh Annear
- Apologies:** Lew McDonnell (outgoing Director)  
Julie McIntosh (Director)
- Recording:** The Chairman advised all attendees at the meeting that the meeting would be recorded and the Directors were obliged to run the meeting formally. The legislation requiring that voting be conducted online via a poll rather than a show of hands noting the Secretary having set up a process to conduct those polls.
- Opening:** The Chairman opened the meeting at 6.05pm and welcomed everyone.
- Minutes:** The Chairman referred to meeting the minutes of the previous Annual General Meeting held on 1 November 2022, which had been circulated to members.
- The attendees were asked if there were any issues with the minutes.
- Financial Statements:** Ben Cowan presented the company's annual financial statements for the year ended 30 June 2023 drawing attention to the key reports including the Director's Report, the Profit & Loss Statement, the Balance Sheet and Notes to the Accounts.
- The Statement of Cashflow was discussed and the closing bank balance noted of \$13,717.
- The Land and Yards were discussed. It was noted the value appearing in the accounts was "at cost" for the 2023 financial year with the Land being stated the same as the 2022 year, notwithstanding the receipt of a Valuer General Valuation totalling \$1,616,000 as at 1 July 2022 (ie post the February 2022 floods) being received on 31 August 2023. To this end, it was noted the intention to restate the value of the Land at 30 June 2024 when a

more up to date Valuer General Valuation of the land was available.

Plant & Equipment of \$56,186, was noted, as were the loans from the NSW Polo Association and the Windsor Polo Club. The Chairman noted that the Company is able to depreciate the Plant & Equipment and claim deductions against the income arising from the amortization of the Association loan.

The Issued Capital was noted at 720 issued shares with paid up capital of \$180,000.

The Audit Report and detailed profit & loss was also discussed.

The Directors' Report was signed by Ben Cowan.

The motion was read.

**Poll:** To receive and adopt the Company's annual report and accounts for the year ended 30 June 2023, together with the report of the auditors' and the directors' thereon.

**Poll Result:** 9 For / 0 Against  
**Decision:** Poll Carried.

**Appointment of Auditors**

The Chairman noted the Peter Vickers and Associates had offered themselves for re-appointment as auditor of the Company's annual report and accounts for the year ending 30 June 2024.

The following motion was read:

**Poll:** To re-appointment Peter Vickers and Associates. As auditors for the purposes of auditing the Company's annual report and accounts for the year ending 30 June 2024, to hold office from the conclusion of the General Meeting to the conclusion of the next annual General meeting at which the accounts are laid before the Company, at a remuneration to be determined by the Directors of the Company.

**Poll Result** 9 For/0 Against  
**Decision:** Poll carried

**Appointment of Directors:**

The Chairman noted Lew McDonnell's intention to step down from the Board and took the opportunity to thank Lew his contribution in his capacity as a Director for the last 8 years.

With Lew's resignation in mind, the Chairman also highlighted the need to re-appoint both Peter White and Julie McIntosh as

Directors who had put themselves up for re-election and to ratify Gendy Parry-Okeden as a Director of the Company.

The following motions were read.

**Poll:** To confirm the re-appointment of both Peter White and Julie McIntosh as Directors on 20 November 2023.

**Poll Result** 7 For/0 Against  
**Decision:** Poll carried

**Poll:** To confirm the appointment of Gendy Parry-Okeden as a Director on 20 November 2023.

The appointment being subject to consent and the lodgment of the relevant ASIC forms.

**Poll Result** 8 For/0 Against  
**Decision:** Poll carried.

**Other Matters:** The Chairman asked the meeting whether the Chairman's Report should be accepted as tabled or read to the meeting. The meeting confirmed the report had been read.

The Chairman noted that whilst no correspondence has been formally received, he did highlight the following since the last Annual General Meeting:

- Intention to explore the development of a new Club House and the raising of an initial \$30,000 to help fund an initial scoping/feasibility work to be performed by Paul Kikeros; and
- Correspondence to the local community issuing an Environmental Assessment Report regarding the Richmond Bridge Duplication Project and support from the local communication for the closure of Old Kurrajong Road and the conversion into a cul de sac at the intersection with Bells Line of Road

Andy Cochrane raised the topic of the timing of the building/refresh of a new toilet block to which the Chairman noted that it had been agreed to consider this in conjunction with the redevelopment of the Club House but asked Rowena Rainger to work with Julie McIntosh and the Club to explore what could be done in the short term.

**Meeting Closure:** The Chairman closed the meeting at 6.21pm.

---

Chairman