

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

COHEN & STEERS QUALITY INCOME REALTY FUND INC  
Form N-PX  
August 23, 2005

UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
WASHINGTON, D.C. 20549

FORM N-PX

ANNUAL REPORT OF PROXY VOTING RECORD OF REGISTERED MANAGEMENT INVESTMENT  
COMPANY

INVESTMENT COMPANY ACT FILE NUMBER: 811-10481  
NAME OF REGISTRANT: Cohen & Steers Quality Income  
Realty Fund, Inc.  
ADDRESS OF PRINCIPAL EXECUTIVE OFFICES: 757 Third Avenue  
New York, NY 10017  
NAME AND ADDRESS OF AGENT FOR SERVICE: John E. McLean  
757 Third Avenue  
New York, NY 10017  
REGISTRANT'S TELEPHONE NUMBER: 212-832-3232  
DATE OF FISCAL YEAR END: 12/31  
DATE OF REPORTING PERIOD: 07/01/2004 - 06/30/2005

Cohen & Steers Quality Income Realty Fund

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AFFORDABLE RESIDENTIAL COMMUNITIES I

----- Agen

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Security: 008273104  
Meeting Type: Annual  
Meeting Date: 30-Jun-2005  
Ticker: ARC  
ISIN:  
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Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR		
	SCOTT D. JACKSON	Mgmt	For
	JOHN G. SPRENGLE	Mgmt	For
	JORIS BRINKERHOFF	Mgmt	For
	GERALD J. FORD	Mgmt	For
	J. MARKHAM GREEN	Mgmt	For
	MICHAEL GREENE	Mgmt	For
	JAMES F. KIMSEY	Mgmt	For
	EUGENE MERCY, JR.	Mgmt	For
	JAMES R. "RANDY" STAFF	Mgmt	For

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	CARL B. WEBB	Mgmt	For
	LARRY D. WILLARD	Mgmt	For
02	RATIFICATION OF THE SELECTION OF PRICEWATERHOUSECOOPERS LLP AS ARC S INDEPENDENT AUDITOR FOR THE 2005 FISCAL YEAR.	Mgmt	For

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 AMERICAN CAMPUS COMMUNITIES, INC.

Agen

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 Security: 024835100  
 Meeting Type: Annual  
 Meeting Date: 12-May-2005  
 Ticker: ACC  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR WILLIAM C. BAYLESS JR. R.D. BURCK G. STEVEN DAWSON CYDNEY DONNELL EDWARD LOWENTHAL BRIAN B. NICKEL SCOTT H. RECHLER WINSTON W. WALKER	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For

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 AMLI RESIDENTIAL PROPERTIES TRUST

Agen

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 Security: 001735109  
 Meeting Type: Annual  
 Meeting Date: 25-Apr-2005  
 Ticker: AML  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR BRUCE P. BICKNER LAURA D. GATES MARC S. HEILWEIL GREGORY T. MUTZ	Mgmt Mgmt Mgmt Mgmt	For For For For
02	TO AMEND THE DECLARATION OF TRUST TO ELIMINATE THE CLASSIFICATION OF THE BOARD OF TRUSTEES.	Mgmt	For
03	TO RATIFY THE APPOINTMENT OF KPMG LLP AS AMLI S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2005.	Mgmt	For

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 ARCHSTONE-SMITH TRUST

Agen

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 Security: 039583109  
 Meeting Type: Annual  
 Meeting Date: 04-May-2005  
 Ticker: ASN  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR JAMES A. CARDWELL ROBERT P. KOGOD JAMES H. POLK, III	Mgmt Mgmt Mgmt	For For For
02	AMENDMENT OF THE DECLARATION OF TRUST OF ARCHSTONE-SMITH TO ELIMINATE THE CLASSIFICATION OF TRUSTEES.	Mgmt	For
03	RATIFICATION OF APPOINTMENT OF KPMG LLP AS AUDITORS FOR THE CURRENT FISCAL YEAR.	Mgmt	For

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 ARDEN REALTY, INC.

Agen

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 Security: 039793104  
 Meeting Type: Annual  
 Meeting Date: 25-May-2005  
 Ticker: ARI  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR RICHARD S. ZIMAN VICTOR J. COLEMAN	Mgmt Mgmt	For For
02	RATIFICATION OF THE AUDIT COMMITTEE S APPOINTMENT OF ERNST & YOUNG LLP TO ACT AS OUR INDEPENDENT AUDITORS FOR THE YEAR ENDING DECEMBER 31, 2005.	Mgmt	For
03	ADOPTION OF THE THIRD AMENDED AND RESTATED 1996 STOCK OPTION AND INCENTIVE PLAN OF ARDEN REALTY, INC. AND ARDEN REALTY LIMITED PARTNERSHIP.	Mgmt	For
04	STOCKHOLDER PROPOSAL REGARDING SEVERANCE AGREEMENTS FOR SENIOR EXECUTIVES.	Shr	For

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AVALONBAY COMMUNITIES, INC.

Agen

Security: 053484101  
 Meeting Type: Annual  
 Meeting Date: 11-May-2005  
 Ticker: AVB  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR BRYCE BLAIR BRUCE A. CHOATE JOHN J. HEALY, JR. GILBERT M. MEYER CHARLES D. PEEBLER, JR. LANCE R. PRIMIS ALLAN D. SCHUSTER AMY P. WILLIAMS	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For
02	TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS THE COMPANY S INDEPENDENT AUDITORS FOR THE YEAR ENDING DECEMBER 31, 2005.	Mgmt	For

BIOMED REALTY TRUST, INC.

Agen

Security: 09063H107  
 Meeting Type: Annual  
 Meeting Date: 18-May-2005  
 Ticker: BMR  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR ALAN D. GOLD BARBARA R. CAMBON EDWARD A. DENNIS, PH.D. GARY A. KREITZER MARK J. RIEDY, PH.D. THEODORE D. ROTH M. FAYE WILSON	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For

BRANDYWINE REALTY TRUST

Agen

Security: 105368203  
 Meeting Type: Annual  
 Meeting Date: 02-May-2005  
 Ticker: BDN

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ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR WALTER D'ALESSIO D. PIKE ALOIAN DONALD E. AXINN WYCHE FOWLER MICHAEL J. JOYCE ANTHONY A. NICHOLS SR. CHARLES P. PIZZI GERARD H. SWEENEY	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For
02	RATIFICATION OF THE AUDIT COMMITTEE S APPOINTMENT OF PRICEWATERHOUSECOOPERS, LLP AS INDEPENDENT REGISTERED ACCOUNTING FIRM.	Mgmt	For
03	APPROVAL OF THE AMENDMENT AND RESTATEMENT OF THE 1997 LONG-TERM INCENTIVE PLAN.	Mgmt	For

CAMDEN PROPERTY TRUST

Agen

Security: 133131102  
Meeting Type: Special  
Meeting Date: 28-Feb-2005  
Ticker: CPT  
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	APPROVAL OF THE ISSUANCE OF CAMDEN COMMON SHARES PURSUANT TO THE AGREEMENT AND PLAN OF MERGER, DATED AS OF OCTOBER 4, 2004, BY AND AMONG CAMDEN PROPERTY TRUST, CAMDEN SUMMIT, INC. (FORMERLY KNOWN AS CAMDEN SPARKS, INC.) AND SUMMIT PROPERTIES INC., AS AMENDED.	Mgmt	For

CAMDEN PROPERTY TRUST

Agen

Security: 133131102  
Meeting Type: Annual  
Meeting Date: 06-May-2005  
Ticker: CPT  
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
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01	DIRECTOR		
	RICHARD J. CAMPO	Mgmt	For
	WILLIAM R. COOPER	Mgmt	For
	GEORGE A. HRDLICKA	Mgmt	For
	SCOTT S. INGRAHAM	Mgmt	For
	LEWIS A. LEVEY	Mgmt	For
	WILLIAM B. MCGUIRE, JR.	Mgmt	For
	D. KEITH ODEN	Mgmt	For
	F. GARDNER PARKER	Mgmt	For
	WILLIAM F. PAULSEN	Mgmt	For
	STEVEN A. WEBSTER	Mgmt	For

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 CAPITAL TRUST, INC.

Agen

Security: 14052H506  
 Meeting Type: Annual  
 Meeting Date: 14-Jun-2005  
 Ticker: CT  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR		
	SAMUEL ZELL	Mgmt	For
	THOMAS E. DOBROWSKI	Mgmt	For
	MARTIN L. EDELMAN	Mgmt	For
	CRAIG M. HATKOFF	Mgmt	For
	EDWARD S. HYMAN	Mgmt	For
	JOHN R. KLOPP	Mgmt	For
	HENRY N. NASSAU	Mgmt	For
	JOSHUA A. POLAN	Mgmt	For
	LYNNE B. SAGALYN	Mgmt	For
02	THE PROPOSAL TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY S INDEPENDENT ACCOUNTANTS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2005.	Mgmt	For

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 CARRAMERICA REALTY CORPORATION

Agen

Security: 144418100  
 Meeting Type: Annual  
 Meeting Date: 28-Apr-2005  
 Ticker: CRE  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR		
	ANDREW F. BRIMMER	Mgmt	For
	BRYCE BLAIR	Mgmt	For

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	JOAN CARTER	Mgmt	For
	PHILIP L. HAWKINS	Mgmt	For
	ROBERT E. TORRAY	Mgmt	For
	THOMAS A. CARR	Mgmt	For
	WESLEY S. WILLIAMS, JR.	Mgmt	For
02	RATIFY THE APPOINTMENT OF KPMG LLP AS CARRAMERICA S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2005.	Mgmt	For

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CEDAR SHOPPING CENTERS, INC.

Agen

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Security: 150602209  
Meeting Type: Annual  
Meeting Date: 20-May-2005  
Ticker: CDR  
ISIN:  
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Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR JAMES J. BURNS RICHARD HOMBURG J.A.M.H. DER KINDEREN EVERETT B. MILLER, III LEO S. ULLMAN BRENDA J. WALKER ROGER M. WIDMANN	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
02	TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2005.	Mgmt	For

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COLONIAL PROPERTIES TRUST

Agen

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Security: 195872106  
Meeting Type: Special  
Meeting Date: 15-Apr-2005  
Ticker: CLP  
ISIN:  
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Prop.#	Proposal	Proposal Type	Proposal Vote
01	TO APPROVE THE ISSUANCE OF COLONIAL COMMON SHARES CONTEMPLATED BY THE AGREEMENT AND PLAN OF MERGER, DATED AS OF OCTOBER 25, 2004, AS AMENDED, BY AND AMONG THE COMPANY, CLNL ACQUISITION SUB LLC, AND CORNERSTONE REALTY INCOME TRUST, INC.	Mgmt	For

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THE MERGER AGREEMENT IS DESCRIBED IN, AND ATTACHED AS ANNEX A TO, THE ACCOMPANYING JOINT PROXY STATEMENT/PROSPECTUS.

02	TO APPROVE AN AMENDMENT TO THE COLONIAL DECLARATION OF TRUST TO INCREASE THE NUMBER OF AUTHORIZED COLONIAL COMMON SHARES FROM 65,000,000 TO 125,000,000 AND COLONIAL PREFERRED SHARES FROM 10,000,000 TO 20,000,000.	Mgmt	For
03	TO APPROVE THE ISSUANCE OF UP TO 15,000,000 COLONIAL PREFERRED SHARES.	Mgmt	For
04	TO APPROVE AN ADJOURNMENT OR POSTPONEMENT OF THE SPECIAL MEETING OF SHAREHOLDERS, IF NECESSARY, TO SOLICIT ADDITIONAL PROXIES IN FAVOR OF THE PROPOSALS ABOVE.	Mgmt	For

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 COLONIAL PROPERTIES TRUST

Agen

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 Security: 195872403  
 Meeting Type: Special  
 Meeting Date: 15-Apr-2005  
 Ticker: CLPPRD  
 ISIN:  
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Prop.#	Proposal	Proposal Type	Proposal Vote
01	TO APPROVE AN AMENDMENT TO THE COLONIAL DECLARATION OF TRUST TO INCREASE THE NUMBER OF AUTHORIZED COLONIAL COMMON SHARES FROM 65,000,000 TO 125,000,000 AND COLONIAL PREFERRED SHARES FROM 10,000,000 TO 20,000,000.	Mgmt	No vote
02	TO APPROVE THE ISSUANCE OF UP TO 15,000,000 COLONIAL PREFERRED SHARES.	Mgmt	No vote
03	TO APPROVE AN ADJOURNMENT OR POSTPONEMENT OF THE SPECIAL MEETING OF SHAREHOLDERS, IF NECESSARY, TO SOLICIT ADDITIONAL PROXIES IN FAVOR OF THE PROPOSALS ABOVE.	Mgmt	No vote

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 COLONIAL PROPERTIES TRUST

Agen

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 Security: 195872106  
 Meeting Type: Annual  
 Meeting Date: 27-Apr-2005  
 Ticker: CLP  
 ISIN:  
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Prop.#	Proposal	Proposal Type	Proposal Vote
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		Type	
01	DIRECTOR CARL F. BAILEY M. MILLER GORRIE WILLIAM M. JOHNSON GLADE M. KNIGHT* JAMES K. LOWDER THOMAS H. LOWDER HERBERT A. MEISLER CLAUDE B. NIELSEN HAROLD W. RIPPS DONALD T. SENTERFITT JOHN W. SPIEGEL	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For For For
02	TO RATIFY THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP, AS INDEPENDENT AUDITORS OF THE COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2005.	Mgmt	For

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CRESCENT REAL ESTATE EQUITIES COMPAN

Agen

Security: 225756105  
Meeting Type: Annual  
Meeting Date: 13-Jun-2005  
Ticker: CEI  
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR JOHN C. GOFF PAUL E. ROWSEY, III ROBERT W. STALLINGS	Mgmt Mgmt Mgmt	For For For
02	TO APPROVE THE APPOINTMENT OF ERNST & YOUNG LLP AS THE INDEPENDENT AUDITORS OF THE COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2005.	Mgmt	For

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EDUCATION REALTY TRUST, INC.

Agen

Security: 28140H104  
Meeting Type: Annual  
Meeting Date: 25-May-2005  
Ticker: EDR  
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR PAUL O. BOWER	Mgmt	For

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	MONTE J. BARROW	Mgmt	For
	WILLIAM J. CAHILL, III	Mgmt	For
	RANDALL L. CHURCHEY	Mgmt	For
	JOHN L. FORD	Mgmt	For
02	RATIFICATION OF APPOINTMENT OF DELOITTE & TOUCHE LLP AS THE COMPANY S INDEPENDENT AUDITORS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2005.	Mgmt	For

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EQUITY OFFICE PROPERTIES TRUST

Agen

Security: 294741103  
Meeting Type: Annual  
Meeting Date: 24-May-2005  
Ticker: EOP  
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR MARILYN A. ALEXANDER THOMAS E. DOBROWSKI WILLIAM M. GOODYEAR JAMES D. HARPER, JR. RICHARD D. KINCAID DAVID K. MCKOWN SHELI Z. ROSENBERG STEPHEN I. SADOVE SALLY SUSMAN J.H.W.R. VAN DER VLIST SAMUEL ZELL	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For For For
02	RATIFICATION OF THE AUDIT COMMITTEE S APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT AUDITORS.	Mgmt	For

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EXTRA SPACE STORAGE INC.

Agen

Security: 30225T102  
Meeting Type: Annual  
Meeting Date: 16-May-2005  
Ticker: EXR  
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR KENNETH M. WOOLLEY ANTHONY FANTICOLA HUGH W. HORNE SPENCER F. KIRK	Mgmt Mgmt Mgmt Mgmt	For For For For

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	JOSEPH D. MARGOLIS	Mgmt	For
	ROGER B. PORTER	Mgmt	For
	K. FRED SKOUSEN	Mgmt	For
02	RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM.	Mgmt	For

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FIRST INDUSTRIAL REALTY TRUST, INC.

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Agen

Security: 32054K103  
Meeting Type: Annual  
Meeting Date: 18-May-2005  
Ticker: FR  
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR MICHAEL W. BRENNAN MICHAEL G. DAMONE KEVIN W. LYNCH	Mgmt Mgmt Mgmt	For For For
02	RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM.	Mgmt	For

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GABLES RESIDENTIAL TRUST

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Agen

Security: 362418105  
Meeting Type: Annual  
Meeting Date: 17-May-2005  
Ticker: GBP  
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR DAVID D. FITCH JOHN W. MCINTYRE CHRIS D. WHEELER	Mgmt Mgmt Mgmt	For For For

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GLIMCHER REALTY TRUST

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Agen

Security: 379302102  
Meeting Type: Annual

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Meeting Date: 06-May-2005  
 Ticker: GRT  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR WAYNE S. DORAN MICHAEL P. GLIMCHER ALAN R. WEILER	Mgmt Mgmt Mgmt	For For For
02	RATIFICATION OF THE APPOINTMENT OF BDO SEIDMAN, LLP AS THE COMPANY S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2005.	Mgmt	For
03	TO VOTE AND OTHERWISE REPRESENT THE UNDERSIGNED ON ANY OTHER MATTER THAT MAY PROPERLY COME BEFORE THE MEETING OR ANY ADJOURNMENT OR POSTPONEMENT THEREOF IN THE DISCRETION OF THE PROXY HOLDER.	Mgmt	Against

GMH COMMUNITIES TRUST

Agen

Security: 36188G102  
 Meeting Type: Annual  
 Meeting Date: 08-Jun-2005  
 Ticker: GCT  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR GARY M. HOLLOWAY, SR. BRUCE F. ROBINSON FREDERICK F. BUCHHOLZ RADM J. EASTWOOD 'RET'. STEVEN J. KESSLER DENIS J. NAYDEN DENNIS J. O'LEARY RICHARD A. SILFEN	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For

HEALTH CARE PROPERTY INVESTORS, INC.

Agen

Security: 421915109  
 Meeting Type: Annual  
 Meeting Date: 12-May-2005  
 Ticker: HCP  
 ISIN:

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Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR MARY A. CIRILLO ROBERT R. FANNING, JR. JAMES F. FLAHERTY III DAVID B. HENRY MICHAEL D. MCKEE HAROLD M. MESSMER, JR. PETER L. RHEIN KENNETH B. ROATH RICHARD M. ROSENBERG JOSEPH P. SULLIVAN	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For Withheld For For For For
02	RATIFICATION OF ERNST & YOUNG LLP AS INDEPENDENT AUDITORS FOR THE YEAR ENDING DECEMBER 31, 2005.	Mgmt	For
03	APPROVAL OF PROPOSAL TO ISSUE REPORT ON GREENHOUSE GAS EMISSIONS AND ENVIRONMENTAL EFFICIENCY.	Shr	Against

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HEALTH CARE REIT, INC.

----- Agen

Security: 42217K106  
Meeting Type: Annual  
Meeting Date: 05-May-2005  
Ticker: HCN  
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR WILLIAM C. BALLARD, JR. PETER J. GRUA R. SCOTT TRUMBULL	Mgmt Mgmt Mgmt	For For For
02	APPROVAL OF THE HEALTH CARE REIT, INC. 2005 LONG-TERM INCENTIVE PLAN.	Mgmt	For
03	RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR 2005.	Mgmt	For

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HERITAGE PROPERTY INVESTMENT TRUST,

----- Agen

Security: 42725M107  
Meeting Type: Annual  
Meeting Date: 06-May-2005  
Ticker: HTG  
ISIN:

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Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR BERNARD CAMMARATA MICHAEL J. JOYCE THOMAS C. PRENDERGAST	Mgmt Mgmt Mgmt	For For For

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HOME PROPERTIES, INC.

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Agen

Security: 437306103  
Meeting Type: Annual  
Meeting Date: 06-May-2005  
Ticker: HME  
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR WILLIAM BALDERSTON, III JOSH E. FIDLER ALAN L. GOSULE LEONARD F. HELBIG, III ROGER W. KOBER NORMAN P. LEENHOUTS NELSON B. LEENHOUTS EDWARD J. PETTINELLA CLIFFORD W. SMITH, JR. PAUL L. SMITH THOMAS S. SUMMER AMY L. TAIT	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For For For For
02	TO APPROVE THE HOME PROPERTIES, INC. AMENDED AND RESTATED 2003 STOCK BENEFIT PLAN.	Mgmt	For
03	TO APPROVE THE HOME PROPERTIES, INC. SECOND AMENDED AND RESTATED DIRECTOR DEFERRED COMPENSATION PLAN.	Mgmt	For
04	TO RATIFY THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2005.	Mgmt	For

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HOSPITALITY PROPERTIES TRUST

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Agen

Security: 44106M102  
Meeting Type: Annual  
Meeting Date: 11-May-2005  
Ticker: HPT  
ISIN:

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Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR JOHN L. HARRINGTON BARRY M. PORTNOY	Mgmt Mgmt	Withheld Withheld

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 HRPT PROPERTIES TRUST

Agen

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 Security: 40426W101  
 Meeting Type: Annual  
 Meeting Date: 10-May-2005  
 Ticker: HRP  
 ISIN:  
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Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR BARRY M. PORTNOY F.N. ZEYTOONJIAN	Mgmt Mgmt	For For

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 INLAND REAL ESTATE CORPORATION

Agen

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 Security: 457461200  
 Meeting Type: Annual  
 Meeting Date: 23-Jun-2005  
 Ticker: IRC  
 ISIN:  
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Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR ROLAND W. BURRIS THOMAS P. D'ARCY DANIEL L. GOODWIN JOEL G. HERTER HEIDI N. LAWTON THOMAS H. MCAULEY THOMAS R. MCWILLIAMS ROBERT D. PARKS JOEL D. SIMMONS	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For
02	RATIFY THE APPOINTMENT OF KPMG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2005.	Mgmt	For
03	APPROVE THE 2005 EQUITY AWARD PLAN.	Mgmt	For
04	APPROVE AMENDMENTS TO ARTICLE VI OF OUR THIRD ARTICLES OF AMENDMENT AND RESTATEMENT TO INCREASE	Mgmt	For

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THE NUMBER OF SHARES OF COMMON STOCK AUTHORIZED FOR ISSUANCE FROM 100.0 MILLION SHARES TO 500.0 MILLION SHARES.

05	APPROVE AMENDMENTS TO ARTICLE VIII OF OUR THIRD ARTICLES OF AMENDMENT AND RESTATEMENT TO CLARIFY THAT RESTRICTIONS ON OWNERSHIP DO NOT, AND CANNOT IN ANY WAY, IMPEDE SETTLEMENT OF TRADES IN OUR COMMON STOCK.	Mgmt	For
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 ISTAR FINANCIAL INC.

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 Agen

Security: 45031U101  
 Meeting Type: Annual  
 Meeting Date: 25-May-2005  
 Ticker: SFI  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR JAY SUGARMAN WILLIS ANDERSEN, JR. ROBERT W. HOLMAN, JR. ROBIN JOSEPHS JOHN G. MCDONALD GEORGE R. PUSKAR JEFFREY A. WEBER	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
02	APPROVAL OF EXPANDING THE ISTAR FINANCIAL INC. EXECUTIVE AND DIRECTOR HIGH PERFORMANCE UNIT PROGRAM TO ADD A 2007 PLAN, 2008 PLAN AND 2009 PLAN.	Mgmt	Against
03	RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY S INDEPENDENT ACCOUNTANTS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2005.	Mgmt	For

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 KILROY REALTY CORPORATION

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 Agen

Security: 49427F108  
 Meeting Type: Annual  
 Meeting Date: 17-May-2005  
 Ticker: KRC  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR JOHN B. KILROY, SR.	Mgmt	Withheld



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EDWARD F. BRENNAN, PHD  
 MATTHEW J. HART

Mgmt For  
 Mgmt For

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 KRAMONT REALTY TRUST

Agen

Security: 50075Q107  
 Meeting Type: Special  
 Meeting Date: 14-Apr-2005  
 Ticker: KRT  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	A PROPOSAL TO ADOPT THE AMENDED AND RESTATED AGREEMENT AND PLAN OF MERGER, DATED AS OF JANUARY 27, 2005, BY AND AMONG CENTRO WATT AMERICA III, L.P., CENTRO WATT AMERICA III OP, LLC, CWAR OP MERGER SUB, LLC, CWAR OP MERGER SUB II, LLC, CWAR OP MERGER SUB III TRUST, CENTRO PROPERTIES LIMITED, CPT MANAGER LIMITED, AS MORE FULLY DESCRIBED IN THE PROXY STATEMENT.	Mgmt	For
02	TO VOTE, IN THEIR DISCRETION, AND OTHERWISE REPRESENT THE UNDERSIGNED ON ANY MOTION TO ADJOURN OR POSTPONE THE MEETING.	Mgmt	For

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 LIBERTY PROPERTY TRUST

Agen

Security: 531172104  
 Meeting Type: Annual  
 Meeting Date: 19-May-2005  
 Ticker: LRY  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR FREDERICK F. BUCHHOLZ THOMAS C. DELOACH, JR. DANIEL P. GARTON STEPHEN B. SIEGEL	Mgmt Mgmt Mgmt Mgmt	For For For For
02	APPROVAL OF THE PROPOSAL TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS THE TRUST S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2005.	Mgmt	For
03	APPROVAL OF THE SHAREHOLDER PROPOSAL RELATING TO TRUSTEE ELECTION BY MAJORITY VOTE OF THE SHAREHOLDERS.	Shr	For

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04	APPROVAL OF THE SHAREHOLDER PROPOSAL RELATING TO THE ESTABLISHMENT OF A SPECIAL COMMITTEE TO REVIEW ENVIRONMENTAL ISSUES.	Shr	Against
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LTC PROPERTIES, INC.

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Agen

Security: 502175102  
Meeting Type: Annual  
Meeting Date: 17-May-2005  
Ticker: LTC  
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR ANDRE C. DIMITRIADIS BOYD W. HENDRICKSON EDMUND C. KING WENDY L. SIMPSON TIMOTHY J. TRICHE, M.D. SAM YELLEN	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For
02	RATIFICATION OF THE COMPANY S INDEPENDENT AUDITORS.	Mgmt	For

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MACK-CALI REALTY CORPORATION

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Agen

Security: 554489104  
Meeting Type: Annual  
Meeting Date: 23-Jun-2005  
Ticker: CLI  
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR NATHAN GANTCHER DAVID S. MACK WILLIAM L. MACK ALAN G. PHILIBOSIAN	Mgmt Mgmt Mgmt Mgmt	For For For For
02	RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTANTS OF THE COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2005.	Mgmt	For
03	APPROVAL AND ADOPTION OF A SHAREHOLDER PROPOSAL, IF PRESENTED AT THE ANNUAL MEETING, REQUESTING THAT THE COMPANY ADOPT A MAJORITY VOTE STANDARD FOR ELECTIONS OF PERSONS TO THE BOARD OF DIRECTORS OF THE COMPANY.	Shr	For

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MAGUIRE PROPERTIES INC. Agen  
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Security: 559775101  
Meeting Type: Annual  
Meeting Date: 07-Jun-2005  
Ticker: MPG  
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR		
	ROBERT F. MAGUIRE III	Mgmt	For
	RICHARD I. GILCHRIST	Mgmt	For
	LAWRENCE S. KAPLAN	Mgmt	For
	CAROLINE S. MCBRIDE	Mgmt	For
	ANDREA L. VAN DE KAMP	Mgmt	For
	WALTER L. WEISMAN	Mgmt	For
02	RATIFICATION OF THE SELECTION OF KPMG LLP AS THE COMPANY S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDED DECEMBER 31, 2005.	Mgmt	For

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MID-AMERICA APARTMENT COMMUNITIES, I Agen  
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Security: 59522J103  
Meeting Type: Annual  
Meeting Date: 19-May-2005  
Ticker: MAA  
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR		
	H. ERIC BOLTON, JR.	Mgmt	For
	ALAN B. GRAF, JR.	Mgmt	For
	RALPH HORN	Mgmt	For
02	RATIFICATION OF KPMG LLP AS THE COMPANY S INDEPENDENT AUDITORS FOR 2005.	Mgmt	For

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NATIONWIDE HEALTH PROPERTIES, INC. Agen  
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Security: 638620104  
Meeting Type: Annual

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Meeting Date: 27-Apr-2005  
 Ticker: NHP  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR R. BRUCE ANDREWS CHARLES D. MILLER	Mgmt Mgmt	For For
02	APPROVAL OF THE NATIONWIDE HEALTH PROPERTIES, INC. 2005 PERFORMANCE INCENTIVE PLAN.	Mgmt	For

NEW PLAN EXCEL REALTY TRUST, INC.

Agen

Security: 648053106  
 Meeting Type: Annual  
 Meeting Date: 11-May-2005  
 Ticker: NXL  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR RAYMOND H. BOTTORF MATTHEW GOLDSTEIN GREGORY WHITE	Mgmt Mgmt Mgmt	For For For

NEWCASTLE INVESTMENT CORP.

Agen

Security: 65105M108  
 Meeting Type: Annual  
 Meeting Date: 17-May-2005  
 Ticker: NCT  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR WESLEY R. EDENS DAVID K. MCKOWN	Mgmt Mgmt	For For
02	PROPOSAL TO APPROVE THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY S INDEPENDENT AUDITORS FOR THE FISCAL YEAR 2005.	Mgmt	For

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PRENTISS PROPERTIES TRUST

Agen

Security: 740706106  
 Meeting Type: Annual  
 Meeting Date: 11-May-2005  
 Ticker: PP  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR MICHAEL V. PRENTISS THOMAS J. HYNES, JR. BARRY J.C. PARKER	Mgmt Mgmt Mgmt	For For For
02	RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2005.	Mgmt	For
03	APPROVAL OF THE 2005 SHARE INCENTIVE PLAN.	Mgmt	For

RECKSON ASSOCIATES REALTY CORP.

Agen

Security: 75621K106  
 Meeting Type: Annual  
 Meeting Date: 19-May-2005  
 Ticker: RA  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR SCOTT H. RECHLER DOUGLAS CROCKER II ELIZABETH MCCAUL RONALD H. MENAKER PETER QUICK LEWIS S. RANIERI JOHN F. RUFFLE STANLEY STEINBERG	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For
02	TO AMEND THE CHARTER OF THE COMPANY TO INCREASE THE NUMBER OF AUTHORIZED SHARES OF COMMON STOCK FROM 100,000,000 TO 200,000,000.	Mgmt	For
03	TO APPROVE THE COMPANY S 2005 STOCK OPTION PLAN.	Mgmt	For
04	TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM OF THE COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2005.	Mgmt	For

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 SIMON PROPERTY GROUP, INC. Agen  
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Security: 828806604  
 Meeting Type: Annual  
 Meeting Date: 11-May-2005  
 Ticker: SPGPRF  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR		
	BIRCH BAYH	Mgmt	For
	MELVYN E. BERGSTEIN	Mgmt	For
	LINDA WALKER BYNOE	Mgmt	For
	KAREN N. HORN	Mgmt	For
	REUBEN S. LEIBOWITZ	Mgmt	For
	J. ALBERT SMITH, JR.	Mgmt	For
	PIETER S. VAN DEN BERG	Mgmt	For

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 SOVRAN SELF STORAGE, INC. Agen  
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Security: 84610H108  
 Meeting Type: Annual  
 Meeting Date: 18-May-2005  
 Ticker: SSS  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR		
	ROBERT J. ATTEA	Mgmt	For
	KENNETH F. MYSZKA	Mgmt	For
	JOHN E. BURNS	Mgmt	For
	MICHAEL A. ELIA	Mgmt	For
	ANTHONY P. GAMMIE	Mgmt	For
	CHARLES E. LANNON	Mgmt	For
02	APPROVAL OF ADOPTION OF THE 2005 AWARD AND OPTION PLAN.	Mgmt	For
03	RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT AUDITORS FOR FISCAL YEAR 2005.	Mgmt	For

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 STRATEGIC HOTEL CAPITAL, INC. Agen  
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Security: 86272T106  
 Meeting Type: Annual  
 Meeting Date: 18-May-2005  
 Ticker: SLH  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR ROBERT P. BOWEN JOHN C. DETERDING ROBERT M. FALZON LAURENCE S. GELLER THOMAS A. HASSARD JONATHAN LANGER ROBERT J. WATSON	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
02	AUDITORS. RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS INDEPENDENT AUDITORS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2005.	Mgmt	For
03	TO VOTE, IN ITS DISCRETION, UPON ANY OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE ANNUAL MEETING OR ANY POSTPONEMENT OR ADJOURNMENT THEREOF. MANAGEMENT IS NOT AWARE OF ANY OTHER MATTERS THAT SHOULD COME BEFORE THE ANNUAL MEETING.	Mgmt	Against

THE MACERICH COMPANY

Agen

Security: 554382101  
 Meeting Type: Annual  
 Meeting Date: 19-May-2005  
 Ticker: MAC  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR DANA K. ANDERSON DIANA M. LAING STANLEY A. MOORE	Mgmt Mgmt Mgmt	For For For
02	RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS THE COMPANY S INDEPENDENT ACCOUNTANTS FOR THE YEAR ENDING DECEMBER 31, 2005.	Mgmt	For

THE MILLS CORPORATION

Agen

Security: 601148109  
 Meeting Type: Annual

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Meeting Date: 07-Jun-2005  
 Ticker: MLS  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR LAURENCE C. SIEGEL FRANZ VON PERFALL CRISTINA L. ROSE COLOMBE M. NICHOLAS	Mgmt Mgmt Mgmt Mgmt	For For For For
02	PROPOSAL TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS AUDITORS FOR 2005.	Mgmt	For

TOWN & COUNTRY TRUST

Agen

Security: 892081100  
 Meeting Type: Annual  
 Meeting Date: 04-May-2005  
 Ticker: TCT  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR HARVEY SCHULWEIS NANCY F. LERNER JAMES H. BERICK H. GRANT HATHAWAY	Mgmt Mgmt Mgmt Mgmt	For For For For
02	RATIFY THE SELECTION OF ERNST & YOUNG LLP AS THE TRUST S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM.	Mgmt	For

U-STORE-IT TRUST

Agen

Security: 91274F104  
 Meeting Type: Annual  
 Meeting Date: 31-May-2005  
 Ticker: YSI  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR ROBERT J. AMSDELL BARRY L. AMSDELL	Mgmt Mgmt	For For



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THOMAS A. COMMES	Mgmt	For
J.C. 'JACK' DANNEMILLER	Mgmt	For
W.M. DIEFENDERFER III	Mgmt	For
HAROLD S. HALLER	Mgmt	For
DAVID J. LARUE	Mgmt	For

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 URSTADT BIDDLE PROPERTIES INC.

Agen

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 Security: 917286205  
 Meeting Type: Annual  
 Meeting Date: 09-Mar-2005  
 Ticker: UBA  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR CHARLES D. URSTADT PETER HERRICK GEORGE J. VOJTA	Mgmt Mgmt Mgmt	For For For
02	TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS THE INDEPENDENT AUDITORS OF THE COMPANY FOR ONE YEAR.	Mgmt	For

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 VENTAS, INC.

Agen

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 Security: 92276F100  
 Meeting Type: Annual  
 Meeting Date: 24-May-2005  
 Ticker: VTR  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR DEBRA A. CAFARO RONALD G. GEARY DOUGLAS CROCKER II CHRISTOPHER T. HANNON THOMAS C. THEOBALD JAY M. GELLERT SHELI Z. ROSENBERG	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
02	TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS THE INDEPENDENT AUDITORS FOR FISCAL YEAR 2005.	Mgmt	For
03	TO ADOPT THE VENTAS EMPLOYEE AND DIRECTOR STOCK PURCHASE PLAN.	Mgmt	For

VORNADO REALTY TRUST

Agen

Security: 929042109  
 Meeting Type: Annual  
 Meeting Date: 18-May-2005  
 Ticker: VNO  
 ISIN:

Prop. #	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR ANTHONY DEERING MICHAEL LYNNE ROBERT H. SMITH RONALD TARGAN	Mgmt Mgmt Mgmt Mgmt	For For For For
02	THE RATIFICATION OF THE SELECTION OF INDEPENDENT AUDITORS	Mgmt	For

An \* in the For/Against management field indicates management position unknown since information regarding non-U.S. issuers is not readily available.

SIGNATURES

Pursuant to the requirements of the Investment Company Act of 1940, the registrant has duly caused this report to be signed on its behalf by the undersigned, thereunto duly authorized.

(Registrant) Cohen & Steers Quality Income Realty Fund, Inc.  
 By (Signature) /s/ John E. McClean  
 Name John E. McLean  
 Title Assistant Secretary  
 Date 08/17/2005