
Minutes of Annual General Meeting

PRESENT PERSONALLY: Mathieson & Dagnicourt (6 & 170), Kirby (14), Pinkerton (17), Corbett (19), Druc (39), Gardener (41), Peers (55), Scott (57), Schroder & Warner (58), Keats (75), Poulden & Emmet (82), Thiel-Sirett (93), Nielsen & Trollip (94 & 142), Harrington (95), MacKinnon (96), Napier (102 & 168), Meredith (104), Parkinson (107), Rogan & Smith (108 & 151), Williams & Thomson (114), Thomson & Williams (115), Baxa (121), Anderson (122 & 162), Reid (124), Moore (125), Harding (126 & 161), Wellington (130 & 152), Ferrier (135 & 159), Modolo (138 & 147)

PRESENT BY PROXY: To R Harding: Sten (11 & 145), Hobson (26), Lloyd (42),
*with instruction Raka Enterprises Pty Ltd (45), Falzon & Ubilla (63),
Peers (55), Byrne (67), Gilbert (72), Harris (73),
Ford & Wilcox (77), *Rodsog (86), Crook (89),
Seaman (105), Cross (141 & 141)

To D Moore: Brener (62), Hazelton & Archer (65),
Leuver, Weimer & Fullerton (111)

To S. Williams: *Lee & Good (25), Malasarda Pty Ltd (123)
*with instruction

To C Ferrier: Robins (136 & 156)

To J Thomson: Wellington (49)

D Stanger: *Heimann (137)
*with instruction

IN ATTENDANCE: Sweeney (*nev 33*),
D Stanger (FMBS), J McDonald (Linders)

APOLOGIES: J & M Tonkin, J Tonkin, R Beck, E Francis

CHAIRPERSON: R Harding chaired the meeting.

1. **COMMITTEE REPORT:** **RESOLVED** that the Executive Committee report as circulated be accepted.
2. **MINUTES:** **RESOLVED** that the Minutes of the last General Meeting be confirmed as a true and accurate record of the proceedings of that meeting.
3. **ACCOUNTS:** **3.1 RESOLVED** that the Treasurer's report as provided be accepted.
- 3.2 RESOLVED** that the audited Financial Statements as supplied be accepted.
4. **INSURANCES:** **RESOLVED** that the Owners Corporation's insurances as listed be confirmed.
5. **10 YEAR SINKING FUND FORECAST:** **Discussion to the Motion**
RESOLVED that:
- a. pursuant to *s75A of the Strata Schemes Management Act 1996* the Owners Corporation accept the 10 year 'owners funds forecast' (*Sinking fund plan*) for the provision of anticipated expenditure to be met from the sinking fund over the 10-year period commencing **1 January 2011** and;
 - b. that expenditure for each individual year to be incorporated into the Budget estimate for that year to be determined at an Annual General Meeting; and
 - c. that the forecast is to be reviewed and (if necessary) adjusted no later than at the fifth Annual General Meeting after this Motion is made.
6. **ADDITION TO COMMON PROPERTY – ROOF MOUNTED BUILDING ACCESS SYSTEM:** **Discussion to the Motion**
SPECIALLY RESOLVED:
- a. pursuant to **section 65A** of the *Strata Schemes Management Act, 1996* for the purpose of improving or enhancing the common property the Owners – Strata Plan No. 64622 construct and install a roof mounted building access system (*to the area per the drawings as provided in the Notice of Meeting*)
- AND**
- b. **RESOLVED** that the Owners Corporation authorises its Executive Committee, where relevant, obtain of competitive costings and technical specifications as deemed appropriate and:
 - i. engage appropriately qualified persons to provide advice and expertise for the design, tender and final installation of a permanent roof mounted building access system to assist in the future painting and maintenance of the exterior of the building and;
 - ii. procure that installation for a total cost of \$210,000, plus a contingency of 10% (\$21,000) if required.
7. **MAJOR WORKS-LIFT UPGRADE:** **Discussion to the Motion**
RESOLVED that the Owners Corporation accept the recommendations within the report dated February 2011 as provided by Jim Campbell & Associates Pty Ltd (Lift Consultants) and to attend to those works as recommended in years 1 to 5 to a cost not exceeding \$100,000 plus a contingency of 10% (\$10,000), if required.

8. ESTIMATES FOR ADMIN & SINKING FUNDS:

RESOLVED that following consideration of the statement of existing financial situation and of estimated receipts and payments presented at the meeting that:

- a. contributions to the administrative fund are estimated and determined at **\$1,015,480.00**
- b. contributions to the sinking fund are estimated and determined at **\$270,000.00**
- c. the proportion of said contributions payable by the owners of each lot shall be in accordance with the proposed levy schedule approved at the meeting;
- d. the contributions of each owner to be payable by equal quarterly instalments in advance; and until otherwise determined in a general meeting; the first such instalment to be due on **1 June 2011**; and
- e. these minutes shall serve as a notice to each lot owner of the amount and due date of each instalment of such contributions.

9. BYLAWS – REPEAL:

SPECIALLY RESOLVED pursuant to s47 of the Strata Schemes Management Act (1996) that the Owners Corporation Strata Plan 64622 repeal the following Bylaws of the Scheme (as provided in **Annexure G in the Notice of Meeting** and forming part of the Minutes of this Meeting at which the resolution was made):

Special Bylaw: 8

AND Bylaws numbered

1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23,
25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 39, 40, 41 and 42

including their subclauses & headings as laid out in Annexure G.

10. BYLAWS – REPLACEMENT:

SPECIALLY RESOLVED pursuant to s47 of the *Strata Schemes Management Act (1996)* for the purpose of the control, management, administration, use or enjoyment of the lots and common property in the strata scheme, that the Owners Corporation Strata Plan 64622 make Bylaws (as provided in **Annexure H in the Notice of Meeting** and forming part of the Minutes of this Meeting at which the resolution was made) in the following terms being:

Bylaws numbered

1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23,
24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41 and 42

including subclauses & headings as laid out in Annexure H.

11. THE EXECUTIVE COMMITTEE:

RESOLVED the number of nominations equalled the number of persons to be elected, that number being nine (9) and the following were duly elected:

R. Harding (126), R. Beck (127), T. Trollip (94), M. Meredith (104),
C. Modolo (138), J. Anderson (122), G. Napier (102), D. Moore (125)
and K. Thiel-Sirett (93)

Note: the meeting passed a vote of thanks to Louise Mylott for her work and past service as a Committee Member and former Treasurer of the Scheme.

**12. GENERAL
RESTRICTIONS ON
EXECUTIVE
COMMITTEE:**

Discussion to the Motion

MOTION LOST that the Owners Corporation decide if any matter or type of matter is to be determined only by the Owners Corporation in general meeting.

**13. FINANCIAL
RESTRICTIONS ON
EXECUTIVE
COMMITTEE:**

Discussion to the Motion

RESOLVED that the Owners Corporation remove the limitation imposed under Section 80A(1) generally or in relation to any particular item or matter.

The meeting closed at 7.50 pm