

THE OWNERS CORPORATION OF STRATA PLAN NO. 79967

MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS OF STRATA PLAN NO. 79967 HELD ON MONDAY 29TH APRIL 2019, IN THE OFFICE OF LAMB & WALTERS, 53 SYDNEY ROAD, MANLY COMMENCING AT 6.05 PM.

PRESENT: Graeme & Julie Gordon Property Holdings Pty Ltd (company nominee, Ms J Gordon), Ms C M Wade, M, Mr M R Rodger, Ms L E M Blasdale & Mr M A Guerin, Mrs P H Quinn, Ms L Raymond and Mr M Slivka.

PROXIES: Mr D N Bell (Lot 2) in favour of Mr T Pouli.

APOLOGIES: Received from Mr D Bell, Mr T L & Mrs J Woods.

IN ATTENDANCE: Mr T Pouli of Lamb & Walters and Ms J Gordon.

CHAIRPERSON OF THE MEETING: Mr T Pouli occupied the Chair for the purpose of the meeting.

CONFIRMATION OF MINUTES: Resolved that the Minutes of the General Meeting held on 23rd April 2018 were confirmed as a true and accurate record of that meeting.

KEY FINANCIAL INFORMATION: Resolved that the statements of key financial information for the administrative fund, the capital works fund and any other fund prepared by the Owners Corporation together with the relevant auditor's report if required be adopted, subject to queries relating to the cleaners expense and KBS charge & services being reviewed, with regard to no access into unit 17 and leaky fire hose not having been repaired or reported by them. Also the garage ventilation issue and its outcome.

LEVY CONTRIBUTIONS: Resolved that majority of Owners determine to leave the budget as per last year, with all but 1 committee member recommending an increase as per the proposed budget.

- (a) in accordance with Section 79(2) and 81 of the Strata Schemes Management Act 2015 the Owners Corporation estimates that in respect of the period from 01/04/2019 to 31/03/2020 it will need to credit to its administrative and capital works funds for actual and expected expenditure referred to in those subsections the amounts set out in the budget that was attached to the notice of the meeting was amended at which this resolution was passed; and
- (b) in accordance with Section 81 of the Act, the Owners Corporation determines that the following amounts are to be levied to raise the estimated contributions:

administrative fund, the sum of \$ 40,931.00

capital works fund, the sum of \$ 25,000.00

- (c) those amounts are to be paid by regular equal periodic instalments on 01/04/2019, 01/07/2019, 01/10/2019 and 01/01/2020; and
- (d) the Treasurer is authorised to levy those contributions by written notice on each person liable to pay them.

CAPITAL WORKS

PLAN:

Resolved that the Owners Corporation review and adopts the Capital Works Fund report as attached to the AGM agenda.

AUDITOR:

Resolved to not appoint an external auditor for financial year ending 2020. With latest bank statement to be attached to the minutes for owners records.

LEVY

COLLECTION:

Resolved that the Strata Managing Agent be authorized to take and to settle legal action on behalf of the Owners Corporation to recover unpaid contributions, interest on unpaid contributions and related expenses, subject to any direction of the Owners Corporation, and that the Secretary notify the Strata Managing Agent in writing accordingly.

ELECTION OF

STRATA COMMITTEE:

Resolved that seven (7) persons be elected to the Strata Committee. Ms C M Wade, Mr M R Rodger, Mr T Woods, Mr M A Guerin, Mrs P H Quinn, Ms L Raymond and Mr M Slivka were duly elected until the next Annual General Meeting.

RESTRICTED

MATTERS:

Resolved that there be no restrictions of the Strata Committee at this time but any non-urgent quoted items is to be approved by majority of members who respond to email vote requests.

INSURANCES:

- (a) The Managing Agent advised that the Owners Corporation is under obligation to ensure that the building insurance cover complies with the Strata Schemes Management Act, 2005
- (b) Resolved to maintain the present level of building insurance cover of \$7,871,879.00 with CHU Underwriting Agencies until the next due date on 1 September 2019.
- (c) Resolved that the Owners Corporation to not obtain an updated valuation from a valuer to value the building damage insurance amount for replacement and reinstatement as now required under section 161 of the Strata Schemes Management Act 2015. NB: the last valuation was 2018.

COMMISSION AND

TRAINING SERVICES:

Resolved that a report be received from the Strata Managing Agent on commissions received in the past 12 months of \$1,276.00 and estimate of commissions of \$1,280.00 in the next 12 months. Also no training services were provided by any third party.

**RE-APPOINTMENT OF
STRATA MANAGING
AGENT:**

Resolved that the Owners – Strata Plan No. 79967, that the Owners Corporation having an existing agreement (Prior Agreement) with the Agent:

- (a) The Prior Agreement is terminated on the date for that purpose, without prejudice to any accrued rights and obligations under the Prior Agreement.
- (b) The Agreement will replace the Prior Agreement and govern the relationship between the Owners Corporation and the Agent as from the date of termination of the Prior Agreement.

Agreement was executed by Ms L Raymond and Mr M Slivka.

FIRE SAFETY:

Resolved that the Owners - Strata Plan No. 79967 resolves to re-appoint KBS Fire for the next 12 months to carryout necessary works to ensure the building is fire compliant.

**INTERCOM
REPLACEMENT:**

Resolved that the intercom replacement is to proceed with the Strata Committee to further review tenders and make the final decision of the contractor to undertake the works.

CLOSURE:

As there was no further business for discussion the Meeting closed at 6.50 pm.

THE OWNERS CORPORATION STRATA PLAN NO. 79967

MINUTES OF THE MEETING OF THE STRATA COMMITTEE OF THE OWNERS CORPORATION OF STRATA PLAN NO 79967 HELD IMMEDIATELY FOLLOWING ANNUAL GENERAL MEETING ON MONDAY 29TH APRIL 2019 AT 6.50 PM.

PRESENT:

Ms C M Wade, Mr M R Rodger, Mr T Woods, Mr M A Guerin, Mrs P H Quinn, Ms L Raymond, Mr M Slivka and other interested parties.

CHAIRPERSON OF THE MEETING:

Mr T Pouli occupied the chair for the purpose of the meeting.

CONFIRMATION OF MINUTES:

The minutes of the previous Strata Committee of the Owners Corporation Meeting were confirmed as true and accurate record of that meeting.

ELECTION OF OFFICE BEARERS:

Resolved that Mr M Slivka was elected as Secretary and Treasurer and Ms L Raymond was elected as Chairperson until the next AGM.

GENERAL BUSINESS:

Maintenance:

- Mr M Slivka will investigate options for whirly birds to be erected on the roof over the common area to allow venting out hot air during the summer months.
- Mr M Slivka will also look into the proposed painting of the common areas.
- Managing Agent is to follow up Beaver-Air for the quote to rectify the garage extractor system.
- Managing is to follow up with agent/resident unit 7 for the unauthorised dog being kept in that unit.

CLOSURE:

There being no further business the meeting was closed at 7.10 pm.