THE MINUTES OF THE ANNUAL GENERAL MEETING OF STRATA PLAN 50785 HELD IN THE ELOUERA SURF CLUB, MITCHELL ROAD CRONULLA ON 4th APRIL 2002 AT 7.00 P.M.

PRESENT	*Mr & Mrs Mahony (15), Mr De Souza (18), Ms Schembri (32), Mr Bulliman (37), B Szumara (38), Mr Stuart (43), Ms Carey (45), Mr & Mrs Severi (49), Mr & Mrs Perkins (50), Mr Bursill (51), Mr Salisbury (52), Mr Beebe (54), Mr & Mrs Colwey (59), Mrs Seddon (60), Mrs Thompson (63), Mr Hoddinott (70), J Paterson (72), Ms Knutson (73), A & M Hannan (79), Mr Faulkner (77), Mrs Carruthers (79), Mr Gale (82), Mr Gourley (83), Mr Bayliss (86), Mr Cameron (97), Mr Solari (99), Mr Pinn (100) & Mr & Mrs Duncan (103)*
PRESENT BY PROXY	*Mr McNamara (16) proxy Chairman* *J Toplis & J Jenkin (29) proxy Mrs Carruthers* *Mr & Mrs Cowley (31) proxy Chairman* *Kevin O'Shea Holdings P/L (56) proxy Mr O'Shea* *Solano and Sons P/L (87) proxy Chairman*
APOLOGIES	*Mr McCubbin (17), Ms Mor (93) & Dr & Mrs Russell (101)*
IN ATTENDANCE	*Mr Richard Holloway & Miss Renee Gordon* *STRATA SCHEMES MANAGEMENT CORPORATION P/L*
CHAIRMAN	*Mr Holloway*

ELECTION OF THE EXECUTIVE COMMITTEE

RESOLVED *that the following persons be elected to the Executive Committee of the Owners Corporation:-*

Ms Schembri (32), Mr Bulliman (37), Mr Bursill (51), Mr Beebe (54), Mr O'Shea (56), Mr Faulkner (77), Mrs Carruthers (79), Mr Solari (99) & Mr Pinn (100)

RESOLVED *that the number of persons to be elected to the Executive Committee of the Owners Corporation be 9.*

MOTION

1 ***RESOLVED*** *that the minutes of the previous General Meeting held on 3rd April, 2001 as recorded in the Owners Corporation Minutes Book be confirmed as a true and accurate account of the proceedings at that meeting.*

2 ***RESOLVED*** *that the Statement of Accounts as prepared by Strata Schemes Management Corporation Pty Ltd for the period of 1.3.01 to 28.2.02 be adopted and that a copy of such accounts be affixed to the Minute Book of the Owners Corporation immediately after the page on which the minutes of this meeting appear.*

3 ***RESOLVED*** *that the budget for the period 1.6.02 to 31.5.03 be as follows:-*

ADMINISTRATIVE FUND	***$ 409,305.00***	***Sec. 75(1)***
SINKING FUND	***$ 112,135.00***	***Sec. 75(2)***

To be levied in four equal instalments in accordance with Section 23 of the Strata Schemes Management Act and due on :- 1.6.02, 1.9.02, 1.12.02 and 1.3.03 and payable according to unit entitlement.

4 ***RESOLVED*** *that an insurance policy be executed to cover the Executive Office Bearers Liability and/or misappropriation of money or property of the Owners Corporation.*

5 ***Moved by Mr Cameron that motion 5 be amended to read***
That an auditor be appointed and that the Executive Committee determine the auditor.
Seconded Mr Patterson ***MOTION CARRIED***

6 ***Moved by Mr Solari that motion 6 be amended as attached***
The Owners – Strata Plan No.50785 ***SPECIALLY RESOLVE*** *pursuant to* ***Section 47*** *of the* ***Strata Schemes Management Act 1996*** *to make an additional by-law in the following terms.*
Seconded by Mr Pinn ***AMENDMENT CARRIED***
RESOLVED *that Motion 6 as amended be carried.*

7 *The Owners – Strata Plan No.50785* ***SPECIALLY RESOLVE*** *pursuant to* ***Section 47*** *of the* ***Strata Schemes Management Act 1996*** *to repeal Special By-Law 24 in accordance with the order from the Department of Fair Trading.* ***MOTION CARRIED***

8 ***Moved by Taipan Investments Pty Ltd and S R Fleming (21)***
That lighting on balcony and stairwell around lot 21 be extended to 1.30 a.m. Currently the lights are automatically switched off at 12 a.m.
MOTION DEFERRED

9 ***Moved by Brian Salisbury (52)***
That the use of the Pool, Spa, Gym and associated areas be amended to a deadline of 10 p.m. ***MOTION LOST***

10 ***Moved by Brian Salisbury (52)***

That a security company be appointed to regularly patrol the Common areas between the hours of 10 p.m. and 5 a.m.

MOTION WITHDRAWN

11 Moved by Brian Salisbury (52)
That all legal avenues be pursued to prosecute any unauthorised persons found entering and /or using the facility and/or property.

MOTION WITHDRAWN

12 Moved by Yvonne Van Ryn (42)
That exterior clothesline fixtures be expressly prohibited and those units occupiers with exterior clotheslines fixed be required to remove such fixtures from the exterior walls of the building forthwith.

MOTION LAPSED

13 Moved by Yvonne Van Ryn (42)
That by-law 10 be vigorously enforced.

MOTION LAPSED

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 8.10 P.M

MINUTES OF THE EXECUTIVE COMMITTEE MEETING HELD IMMEDIATELY AFTER THE ANNUAL GENERAL MEETING

RESOLVED *that the following persons be elected as office bearers for the ensuing year:*

CHAIRMAN	*Mr Faulkner*
SECRETARY	*Mr Beebe*
TREASURER	*Mr Pinn – Mrs Carruthers to assist*

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED

Amended by-law - Motion 6

An owner, occupier **or their agent** of a lot**("the Transporter")**must not transport **to the lot so owned or occupied("the subject lot")**any furniture or large object **inclusive of crates and boxes which contain household items or clothing(all herein referred to as "the goods")**through or on common property within the high-rise part of the building requiring the use of a lift **on more than three(3) occasions in any one day** except in compliance with the following conditions and stipulations.

Conditions and Stipulations:

1.**The Transporter** shall not **so** transport any **of the goods** without the approval of the Owners Corporation, Its authorised agent or Strata Managing Agent**("the relevant authority").**

2. **The Transporter must arrange for the relevant authority to provide the Transporter with exclusive use of that lift for which use the Transporter shall pay to the Owners Corporation $25.00 plus GST per hour or part thereof subject to the Transporter not being required to pay any amount for any such use exceeding 4 hours (the Executive Committee of the Owners Corporation having the right from time to time to vary such hourly rate)as a contribution towards the cost of the running of the lift so used and the cost of providing protective padding for the walls of that lift and to compensate the Owners Corporation for the lack of use of that lift by other owners or occupiers and their visitors**

3.**The Transporter** must supervise any removalist **or other person** engaged by him to transport **the goods** to ensure no damage is done to common property.

4 **The Transporter** must at his expense remove any mess left in any part of the common property as a consequence of **so transporting the goods.**

5.**The Transporter** must at his expense **properly** clean any part of the common property as necessary as a consequence of the **transporting of the goods**.

6.In the event the Transporter is not the owner or a part owner of the subject lot then if the Transporter:-

a)fails to pay the amount of the charge incurred pursuant to Clause 2 of this By-law within 14 days of receipt of a written demand from the relevant authority;and/or

b)defaults in the observance of any of the provisions of Clauses 4 and 5 of this By-law whereby the Owners Corporation incurs expense in remedying such default-

the owner of the subject lot shall be liable to reimburse the Owners Corporation the amounts so due and payable by the Transporter.

Strata Plan 50785
Proposed Budget 2002-2003

	Budget 01-02	Actual Expenses	Budget 02-03
Insurance	36,000	65,083	75,000
Legal Fees	3,000	1,869	3,000
Architect/Engineer Fees	4,500	12,865	7,500
*Section 109 Certificates		1,491	
GST Administration Fees	200	250	200
* Insurance Repairs		6,286	
Waste Services		140	200
Gardening/Lawns	15,000	12,105	15,000
Cleaning	67,500	66,764	71,500
Light Globes	1,500	92	750
Electricity	42,000	38,066	42,000
Gas	4,000	3,830	4,100
Water	27,500	22,115	25,000
Pool Maintenance	11,000	8,740	10,000
Fire Services	18,500	11,637	15,000
Fire & Lift Phones	6,000	1,169	3,000
Security Patrols		497	750
# Repairs & Maintenance	30,000	29,212	31,500
# Diesel Generator Service	3,000	6,627	7,500
# Air Conditioning Maintenance	11,000	8,974	11,000
# Water Tower Treatment	1,750	1,379	1,750
Lift Maintenance	19,500	21,152	19,500
Management Fees	9,815	9,776	10,460
Additional Meeting Fees	1,500	2,353	2,500
Government Fees	800	932	
Audit/Tax Return	175	99	175
Insurance Valuation	420	200	420
Misc Management Expenses	3,500	4,066	4,500
Contingency Fund	5,000	2094	5,000
Secretarial Services for E/C		105	1,000
Sub Total	**323,160**	**339,968**	**368,305**
Discount	**35,907**		**41,000**
Sub Total	**359,067**		**409,305**
Sinking Fund	**140,000**	**69,771**	**100,925**
Discount	**15555**		**11,210**
Sub Total	**155,555**		**112,135**
Grand Total	**514,622**	**409,739**	**521,440**

* DENOTES FIGURES HAVE BEEN OFFSET BY INCOME

# DENOTES ITEMS NOW SEPERATED