Date:
6th April 2004

In reference to:
Strata Plan 50785
Cote D'Azur
1-3 McDonald Street
CRONULLA NSW 2230

Our ref: TF : DB :SP50785

MINUTES OF ANNUAL GENERAL MEETING

MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS
STRATA PLAN 50785
HELD IN THE BBQ AREA AT COTE D'AZUR
1-3 McDONALD STREET, CRONULLA
ON MONDAY 5th APRIL 2004 AT 7.30pm.

PRESENT *Mr Rennie (7), Mr & Mrs Scundi (9), Mr Mahony (15), Mr McNamara (16), Mr Toplis & Ms Jenkin (29), Ms Schembri (32), Ms Stewart (33), Ms Sator (38), Ms Carey (45), Mr Bursill (51), Mr Beebe (54), Mrs Seddon (60), Mr & Mrs Hoddinott (70), Mr Hannan (76), Mrs Carruthers (79), Mr & Mrs Anziliero (81), Mr Hodsdon (94), Mr Cameron (97), Mr Solari (99), Mr Cini & Ms Morgan (101) and Mr Perri (105).*

PRESENT BY PROXY
Universal Finance Holding (21) Company Nominee Ms Vitale
Mr & Mrs Perkins (50) proxy Mr Solari
Kevin O'Shea Holdings P/L (56) Company Nominee Mr O'Shea
Mr & Mrs Thompson (63) proxy Mrs Seddon
Mr Paterson (72) proxy Chairman
Mr & Mrs Ravasio (77) proxy Mr Solari
Dr Farlow (91) proxy Mr Bursill
Mr & Mrs Pinn (100) proxy Mr Solari

IN ATTENDANCE: *Mr Tony Foreshew and Mr Daniel Barber*
STRATA TITLE MANAGEMENT SYDNEY

CHAIRMAN: *Mr Foreshew*

AGENDA

ELECTION OF THE EXECUTIVE COMMITTEE:

RESOLVED *that the following owners were elected to the Executive Committee of the Owners Corporation:*

Mr Solari (99), Mr Bursill (51), Ms Jenkins (29), Mr Mahony (15), Mr Beebe (54), Mr Rennie (7), Ms Schembri (32) and Mrs Hoddinott (70)

RESOLVED *that the number of Executive Committee members be 8*

MOTION

1 ***RESOLVED*** *that the minutes of the previous General Meeting held on 2nd May 2003 as recorded in the Owners Corporation Minutes Book was confirmed as a true and accurate account of the proceedings at that meeting.*

2 ***RESOLVED*** *that the Statement of Accounts as prepared by Strata Title Management Sydney for the period of 1.3.03 to 29.2.04 was 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 1.6.04 to 31.5.05 be as follows:-*

ADMINISTRATIVE FUND	***$ 399,523.00***	***Plus GST Sec. 75(1)***
SINKING FUND	***$ 122,187.00***	***Plus GST Sec. 75(2)***

To be levied in four equal instalments in accordance with Section 23 of the Strata Schemes Management Act and due on :- 1.6.04, 1.9.04, 1.12.04 and 1.3.05 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 ***Amended by Mr Cameron (97)***
That an auditor be appointed and that Strata Title Management Sydney arrange for 3 quotations for the audit to be carried out. The Executive Committee will determine the auditor at the next Committee Meeting.

Seconded by Ms Jenkins
MOTION CARRIED

6 ***Moved by The Executive Committee***

(i) *That the arrangements to heat the swimming pool be proceeded with,*
Mr Solari addressed the meeting and discussed the issue. The Owners Corporation voted and the motion was declined.

MOTION LOST*;*

(ii) *That the tower hot water temperature be increased by an amount as determined by the Executive Committee;*
Mr Solari addressed the meeting. The Owners Corporation voted and the motion was accepted.

MOTION CARRIED*;*

(iii) *That we proceed with the installation of an additional toilet in the amenities area at a cost of approximately $6,500.00*
Mr Bursill addressed the meeting. The Owners Corporation voted and the motion was declined.

MOTION LOST*; and*

(iv) *That the Executive Committee take action for Digital Foxtel to be available in the buildings.*
Mr Bursill addressed the meeting. The Owners Corporation voted and the motion was accepted.

MOTION CARRIED

7 ***Moved by Mr Toplis & Ms Jenkin (29)***
That an ornamental fountain be erected in the lower courtyard outside Blocks A, B and C. This would enhance our environment and many units would enjoy the benefit.
Mr Toplis addressed the meeting. The Owners Corporation voted and the motion was declined.

MOTION LOST

8 ***Moved by Mr & Mrs Hannan (76)***
That the pool and amenities area be closed by 9 P.M.
Mr Hannan addressed the meeting. The Owners Corporation voted and the motion was declined.

MOTION LOST

9 ***Moved by Mr & Mrs Hannan (76)***
That bigger and more visible signs for No Smoking – No Glass in pool area to be erected. Mr Hannan addressed the meeting. The Owners Corporation voted and the motion was declined.

MOTION LOST

Mr Cameron addressed the meeting to extend a vote of thanks to the Executive Committee of 2003-2004 for their hard work, time and sincerity of the jobs undertaken. The owners present concurred.

Mr Solari addressed the meeting and to extend a special vote of thanks to Mrs Sharen Carruthers for her long standing and important role and hard work on the Committee. Mr Solari also wished to thank Mr Phillip Pinn for his role and hard work on the Committee. The owners present concurred.

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 8.48pm.

DATED 6th April 2004

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STRATA TITLE MANAGEMENT SYDNEY