Print date:
Friday, 8 April 2005

In reference to:
Strata Plan 50785
1 McDonald Street
CRONULLA NSW 2230

*Our Ref**:** **RH:SP 50785***

MINUTES OF THE 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 WEDNESDAY 23RD MARCH 2005 AT 7.30pm.

PRESENT	*Mr Rennie (7), Mr Mahony (15), Mr McNamara (16),* *Ms Smith (25), Ms Schembri (32), Ms Stewart (33),* *Ms Szumara (38), Ms Tsun & Mr Plunkett (39),* *Ms Van Ryan (42), Mr & Mrs Stuart (43), Mrs Phillpot (44),* *Ms Carey (45), Mr & Mrs Ceveri (49), Mr & Mrs Perkins (50),* *Mr Bursill (51), Mr Beebe (54), Mr O'Shea (56), Mrs Seddon (60),* *Mrs Thompson (63), Mr Smollett (65), Mr Cheney (69),* *Mr Hoddinott (70), Mr & Mrs Kahalaf (73), Mrs Carruthers (79),* *Mr Balding & Ms Mcinnes (87), Mr & Ms Dimarco (89),Dr Farlow (91),* *Mr Coventry (92), Ms Mauric (95), Mr Cameron (97), Mr Solari (99),* *Ms Morgan (101), Mr & Mrs Duncan (103) and Mr & Mrs Perri (105).*
PRESENT BY PROXY	*Mr & Mrs Scundi (9) proxy Mr Solari* *Mrs Ravasio (77) proxy Mr Solari* *Mr & Mrs Gale (82) proxy Mr Solari* *Mr & Mrs Pinn (100) proxy Mr Solari*
IN ATTENDANCE	*Mr Holloway & Mr Price* *STRATA TITLE MANAGEMENT SYDNEY*
CHAIRMAN	*Mr Holloway*

ELECTION OF THE EXECUTIVE COMMITTEE

The following nominations were received:

Mr Solari (99), Mr Bursill (51), Mr Mahony (15), Mr Beebe (54), Mr Rennie (7), Ms Schembri (32), Mr Perkins (5), Mrs Hoddinott (70), Mrs Carruthers (79) and Mr Perri (105)

RESOLVED *that the number of Executive Committee members be 9.*

In accordance with the Strata Schemes Management Act 1996 and Regulations a ballot was conducted.

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

Mr Solari (99), Mr Bursill (51), Mr Mahony (15), Mr Beebe (54), Mr Rennie (7), Ms Schembri (32), Mr Perkins (5), Mrs Hoddinott (70) and Mrs Carruthers (79)

MOTION

1 ***RESOLVED*** *that the minutes of the previous General Meeting held on 5th April 2004 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 Title Management Sydney for the period of 1.3.04 to 28.2.05 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 1.6.05 to 31.5.06 be as follows:-*

ADMINISTRATIVE FUND	***$417,215.00***	***Plus GST Sec.75(1)***
SINKING FUND	***$151,258.00***	***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 :- 1.6.05, 1.9.05, 1.12.05 and 1.3.06 and payable according to unit entitlement.

4 ***RESOLVED*** *that in accordance with Section 80A of the Strata Schemes Management Act 1996 as amended the Owners Corporation resolves to remove limitation relating to expenditure in excess of 10% above budget on any item or matter.*

5 ***Ms Schembri moved that motion 5 be amended to read:***
That an insurance policy be executed to cover the Executive Office Bearers Liability and/or misappropriation of money or property of the Owners Corporation and the sum insured by $1,000,000.
Seconded by Mr Beebe ***MOTION CARRIED***

6 ***RESOLVED*** *that an auditor be appointed and that Strata Title Management Sydney determine the auditor.*

7 ***RESOLVED*** *that the Owners Corporation decide if any matter is to be determined only by the Owners Corporation at a general meeting.*

8 *That the Owners Corporation prepare or review a plan relating to the sinking fund.*
MOTION OUT OF ORDER
(The Owners Corporation has a sinking fund forecast)

9 ***Moved by D & C Townsend (68C)***
That all damaged entrance doors be repaired or replaced.
MOTION LAPSED
(To be referred to the Executive Committee)

10 ***Moved by Carey Beebe (26C)***
That the owners consider and if thought fit adopt a "no unaddressed mail" policy with suitable signage at the letterbox area. ***MOTION OUT OF ORDER***

11 ***Moved by Mr & Mrs Ackerman (59)***
That pool to be repaired and put into service with pool fence similar to checkers.
MOTION LAPSED

12 ***RESOLVED*** *that the Owners Corporation* ***SPECIALLY RESOLVE*** *pursuant to Section 52 of Strata Schemes Management Act (1996) to make an additional By-law as referred to in the Annexure "A" attachment.*

13 ***RESOLVED*** *that the Owners Corporation* ***SPECIALLY RESOLVE*** *pursuant to Section 52 of Strata Schemes Management Act (1996) to make an additional By-law as referred to in the Annexure "B" attachment.*

14 ***RESOLVED*** *that the Owners Corporation* ***SPECIALLY RESOLVE*** *pursuant to Section 52 of Strata Schemes Management Act (1996) to make an additional By-law as referred to in the Annexure "C" attachment.*

15 ***Mr Bursill moved that motion 15 be amended to read:***
Delete By-Law 43.1 option B.
Seconded by Ms Schembri ***AMENDMENT LOST***

MrBeebe moved that motion 15 be amended to read:
Delete By-Law 43.1 option A
Seconded by Mr Perri ***AMENDMENT CARRIED***

RESOLVED *That the Owners Corporation* ***SPECIALLY RESOLVE*** *pursuant to Section 52 of Strata Schemes Management Act (1996) to make an additional By-laws as referred to in the Annexure "D" attachment as amended.*

16 ***RESOLVED*** *that if Motion 10 (Annexure "D") is passed by* ***SPECIAL RESOLUTION****, that the following By-laws be repealed:*

a. *model Residential By-laws-Schedule 1 of the Act;*
b. *Special By-laws 2-to 20 as registered under No.2372186;*
c. *Special By-law 24 as registered under No. 9107406; and*
d. *Special By-law 25 as registered under No. 9107407.*

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 9.07 PM

MINUTES OF THE EXECUTIVE COMMITTEE MEETING

The Executive Committee of the Owners Corporation of Strata Plan 50785 held a meeting immediately after the Annual General Meeting.

AGENDA

1 ***RESOLVED*** *that the position of Office Bearers (Chairman, Secretary and Treasurer) for the ensuing year were determined.*

CHAIRMAN	*Mr Bursill*
SECRETARY	*Mr Solari*
TREASURER	*Mrs Hoddinott*

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED