Print date:
Wednesday, 4 April 2007

In reference to:
Strata Plan 50785
1-3 McDonald Street
CRONULLA NSW 2230

Our Ref**: MP: SP50785: AGM MINUTES 2007**

MINUTES OF ANNUAL GENERAL MEETING OF THE OWNERS CORPORATION

MINUTES OF BUSINESS dealt with at the Annual General Meeting of the Owners-Strata **Plan No. 50785** held **in the BBQ area at 1-3 McDonald Street, Cronulla** on **Wednesday, 28 March 2007 COMMENCING AT 7:30pm.**

PRESENT	Mr Rennie (7), Ms Peoples (9), Ms Schembri (32), Mr Cochrane & Ms Stewart (33), Ms Szumara (38), Ms Ryn (42), Ms Carey (45), Mr & Mrs Severi (49), Mr Bursill (51), Mr Beebe (54), Mr O'Shea (56), Mrs Cowley (59), Mrs Seddon (60),Ms Thompson (63), Mr Bailey (71), Mr Paterson (72), Ms Appenzeller (74), Mrs Carruthers (79), Mr & Mrs Dimarco (89), Mrs Earle (90), Dr Farlow (91), Mr & Mrs Pithers (94), Mr Solari (99), Mr Pinn (100), Ms Morgan (101), Mr & Mrs Duncan (103), Mr & Mrs Perri (105)
PRESENT BY PROXY	Layrir Pty Limited (1) proxy Chairman, Mr & Mrs Cowley (31) proxy Chairman, Ms Phillpot (44) proxy Chairman, Mr Gower (64, 68, 80) proxy Chairman, Mr Hoddinott (70) proxy Chairman, Mr & Mrs Khalaf (73) proxy Chairman, Mrs Ravasio (77) proxy Chairman, Mr & Mrs Coventry (92) proxy Chairman, Mr Cameron (97) proxy Chairman, Castle May Pty Ltd (104) Proxy Ms Whetters
VISITOR	Mrs McCubbin (17)
IN ATTENDANCE	Richard Holloway and Michael Price STRATA TITLE MANAGEMENT SYDNEY
CHAIRMAN	Richard Holloway

ELECTION OF EXECUTIVE COMMITTEE

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

Mr Gourley (83), Ms Appenzeller (74), Mr Rennie (7), Ms Schembri (32), Mr Beebe (54)

RESOLVED that the number of persons elected to the Executive Committee be **5**.

MOTIONS

1. **Minutes**

RESOLVED that the minutes of the previous General Meeting as recorded in the Owners Corporation Minutes Book be confirmed as a true and accurate account of the proceedings at that meeting.

2. **Financial Statements**

RESOLVED that the statement of accounts as prepared by Strata Title Management Sydney for the period 01/03/06 to 28/02/07 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. **Budget**

RESOLVED that the budget for the period 01/06/07 to 31/05/08 be as follows:-

ADMINISTRATIVE FUND	$	418,757.00	Plus GST
SINKING FUND	$	283,830.00	Plus GST

To be levied in four equal instalments in accordance with Section 23 of the Strata Schemes Management Act and due on :- 1.06.07, 1.09.07, 1.12.07 and 1.03.08 and payable according to unit entitlement.

4. **Insurances**

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. **Auditor**

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

6. **Restricting the Executive Committee**

RESOLVED that no additional class of matter is to be determined only by the Owners Corporation at a General Meeting.

7. **Sinking Fund Forecast**

RESOLVED that a 10 year Sinking Fund Forecast be prepared as detailed in the Strata Schemes Management Act. It was noted that a Sinking Fund Forecast was prepared several years ago. Strata Managing Agent is to engage the same company to review the existing Forecast.

8. **OH and S Report**

That an OH & S Report (Building Safety Report) be prepared in respect of the Common Property. Frequency to be determined by the Owners Corporation.

MOTION LOST

9. **Section 80A**

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

10. **Moved by Dr Farlow (91) –** That the Owners Corporation specially resolve to register a By-Law on the common property title with the following wording:

"The original specifications as set out in the Schedule of Internal Finishes cannot be altered without the full knowledge and consent of all owners of the units involved."

MOTION WITHDRAWN

11. **SPECIAL RESOLUTION**

Moved by the Executive Committee – That the Owners Corporation specially resolve to install weather/shade cover as follows:
1) BBQ area over BBQs & extending to support posts in garden.
2) Extension of above to cover area in front of indoor spa room & generator room out to posts in garden.
Garden posts in gal. steel painted, connecting fittings in St. Steel.
Advanced Shade & Sails P/L. Price $ 27,445.00 incl. GST.
Umbrella style shade / weather cover to adjacent / over ext. spa.
Advanced Shade & Sails Price $ 12,309 .00 incl.GST.

MOTION DEFERRED

12. **SPECIAL RESOLUTION**

Moved by the Executive Committee
That the Owners Corporation specially resolve to install weather/shade cover as follows:
Area adjacent BBQ .
Electrically operated folding arm awning with time switch & wind sensor control, dimensions of awning being 5 mtrs x 3.5 mtrs. Toga style, white powder coat finish st. steel fixings.
Foldaway Awning Specialists. Price $ 6,600.00 incl. GST.
Ext. Spa area.
Electrically operated folding arm awning mounted off adjacent wall extending 4mtr. projection & 5.5 mtr. wide.
Foldaway Awnings Price $7,590.00 incl. GST all as above.

MOTION DEFERRED

13. **SPECIAL RESOLUTION**

Moved by the Executive Committee
That the Owners Corporation specially resolve to install weather/shade cover as follows:
Seashell style awnings.(by Quantum Awnings)
180 degree x 3mtr. radius. BBQ area $6,900.00 incl. GST.
" " " " . Front of Gen. Room area.
$ 6,900.00 incl. GST.
" " 4mtr. " Off wall out over ext. spa.
$ 7,900.00 incl. GST.
Total 3 areas Seashell Style $ 21,700.00
Disc. Price for purchase of 3 awnings total $ 19,700.00 incl. GST.

MOTION DEFERRED

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED.

MINUTES OF EXECUTIVE COMMITTEE MEETING

Take notice that 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 minutes of the previous Executive Committee Meeting be confirmed as a true and accurate account of the proceedings at that meeting.

2 **RESOLVED** that the position of Office Bearers (Chairman, Secretary and Treasurer) for the ensuing year be determined as follows:

CHAIRMAN	**MS SCHEMBRI**
SECRETARY	**MANAGING AGENT**
TREASURER	**MR GOURLEY**

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED.