Print date:
Wednesday, 29 April 2009

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

Our Ref**: MP: SP50785: AGM MINUTES 2009**

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 located at,
1-3 McDonald Street, Cronulla
on **Wednesday, 22 April 2009** commencing at **7:00PM**

PRESENT	Ms Peoples (9), Mr McCubbin (17), Ms Schembri (32), Mr & Mrs Dobson(35), Mr Ward (39), Ms Van Ryn (42), Ms Carey (45), Mr & Mrs Severi (49), Mr Perkins (50), Mr Beebe (54), Mrs Seddon (60), Mr Palmer (61), Ms Thompson (63), Mr Gower (64, 68, 80), Ms Carruthers (79), Mr Bayliss (86), Mr Dimarco (89), Mr & Mrs Earle (90, 96), Mr & Mrs Pithers, (94), Mr Pinn (100), Mr & Mrs Duncan (103)
PRESENT BY PROXY	Mr Farlow (91) proxy Chairman, Cavanagh Investments Pty Ltd (85) proxy Mr Brown
COMPANY NOMINEE	Universal Finance Holdings Pty Ltd (21) C/N Mr Carvardus Castle May Pty Ltd (104) Mr Korbell
CHAIRMAN	Michael Price

AGENDA

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 01/032008 to 28/02/09 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 01/06/09 to 31/05/10 be as follows:-

ADMINISTRATIVE FUND	$363,000.00	Plus GST (Section 75)
SINKING FUND	$264,150.00	Plus GST (Section 75)

To be levied in four equal instalments in accordance with Section 23 of the Strata Schemes Management Act and due on :- 1.06.09, 1.09.09, 1.12.09 and 1.03.10 and payable according to unit entitlement.

4. Insurances

RESOLVED that an insurance policy be executed for 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. Removing Limitation

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 one item or matter.

8. Election of the Executive Committee

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

Ms Schembri (32), Mr Korbell (104), Mr Beebe (54), Mr Earle(90), Mr Palmer (61), Mr Macris (21)

RESOLVED that the number of persons elected to the Executive Committee be **6**.

9. Strata Managing Agency Agreement

RESOLVED that Strata Schemes Management Corporation Pty Ltd trading as Strata Title Management Sydney be reappointed Strata Managing Agents and that two of the Executive Committee members be authorised to execute the new Strata Management Agreement.

10. Special Resolution
Amalgamation of Lots 90 & 96

The Owners – Strata Plan 50785 Specially Resolve pursuant to section 52 of the Strata Schemes Management Act, 1996 to make a By-Law for the carrying out of the works on the terms outlined in the proposed By-Law. The By-Law can be viewed at www.cronulla.com/cote.

NO VOTES CAST AGAINST
SPECIALLY RESOLVED

11. Foxtel TDT Upgrade

RESOLVED that the Owners Corporation resolve to proceed with the upgrade of the current Foxtel installation. Quotation can be viewed on www.cronulla.com/cote.

12. Special Resolution
By-Law 42.5 - Amendment

That Owners – Strata Plan 50785 Specially Resolve pursuant to section 52 of the Strata Schemes Management Act, 1996 to adopt the amendment of the original By-Law 42.5 as per the amended By-Law, which can be viewed on www.cronulla.com/cote.

MOION WITHDRAWN

13. Special Resolution
Low Rise Awning

That Owners – Strata Plan 50785 Specially Resolve to install an awning at the entrance gate to the low rise near the intercom pad.

VOTES FOR: 1431 **VOTES AGAINST: 809**

MOTION LOST

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 8:11PM