Print date:
Thursday, 22 April 2010

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

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, 14 April 2010** commencing at **7:00PM**

PRESENT	Mr De Souza (18), Ms Gittus (29), Ms Schembri (32), Mr Cochrane (33), Mr & Mrs Dobson (35), Ms Van Ryn (42), Ms Carey (45), Mr Macris (46), Mr & Mrs Severi (49), Mr Perkins (50), Mr & Mrs Lock (51), Mr Beebe (54), Mr & Mrs Schuberg (58), Mrs Seddon (60), Ms Thompson (63), Mr Gower (64, 68, 80), Mr Hoddinott (70), Mr Gale (82), Mr Bayliss (86), Mr & Mrs Dimarco (89), Mr & Mrs Earle (90, 96), Mr Coventry (92), Mr & Mrs Pithers (94), Mr Crewes (99), Mr & Mrs Pinn (100), Mr & Mrs Perri (105)
COMPANY NOMINEE	Layrir Pty Ltd (1) C/N Mr Dransfield, Castle May Pty Ltd (104) C/N Mr Korbel
PRESENT BY PROXY	Mr & Mrs Fitzgibbon (30) proxy Ms Schembri, Mr & Mrs White (84) proxy Mr Brown, Ms Macdonald (97) proxy Mr Macdonald
IN ATTENDANCE	Michael Price Strata Title Management Sydney
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 01/03/2009 to 28/02/2010 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.

A copy of the audit report and General Ledger showing reimbursement of incorrect payment will be circulated to all owners with the minutes and affixed to the minutes book.

3. Budget

RESOLVED that the budget for the period 01/06/2010 to 31/05/2011 be as follows:-

ADMINISTRATIVE FUND	$525,419.00	Plus GST (Section 75)
SINKING FUND	$166,500.00	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 :- 1.06.10, 1.09.10, 1.12.10 and 1.03.11 and payable according to unit entitlement.

Details for several large expense items explained at the meeting will be sent to all owners with the minutes.

4. Insurances

RESOLVED that an insurance policy be executed for Office Bearers Liability and/or misappropriation of money or property of the Owners Corporation. It was further **RESOLVED** that the Office Bearers cover be increased to $2 Million.

5. Auditor

Moved by Mr De Souza (18) - That an auditor be appointed and that the Executive Committee determine the auditor.

Seconded Mr Dransfield (1)
MOTION CARRIED

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

Moved by Mr De Souza (18) - 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.

Seconded Mr Dransfield (1)
MOTION CARRIED

8. Election of the Executive Committee

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

Mr Gale (82), Ms Schembri (32), Mr Beebe (45), Mr Earle (90), Mr Korbel (104), Mr Gourley (42), Mr Lock (54), Mr Dransfield (1), Mr Macris (46)

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

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 8:45PM

MINUTES OF EXECUTIVE COMMITTEE MEETING OF THE OWNERS CORPORATION

Take notice that the Executive Committee of the Owners Corporation of Strata Plan 50785 held a meeting immediately after the Annual General Meeting to be held in the BBQ Area located at 1-3 McDonald Street, Cronulla.

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 following persons be elected as Office Bearers of the Owners Corporation for the ensuing year:

Chairman	**Ms Schembri**
Secretary	**Strata Managing Agent under delegated authority**
Treasurer	**Mr Korbel**

3 That the Executive Committee elect a Representative and a Substitute Representative who are the nominated contact person(s) with the Strata Managing Agent.

MOTION WITHDRAWN

4 **RESOLVED** that that the Owners of Strata Scheme 50785 are satisfied that the tenants of Lot 74, Apartment C46, are in breach of Special By-Law 32.7, in that their guests have created noise that disturbed the peaceful enjoyment of other residents within the building. The Strata Managing Agent is instructed to issue a Notice to Comply in accordance with section 45 of the Strata Schemes Management Act 1996

5 **RESOLVED** that the Owners of Strata Scheme 50785 are satisfied that the tenants of Lot 74, Apartment C46, are in breach of Special By-Law 31.1, in that they have created noise that disturbed the peaceful enjoyment of other residents within the building. The Strata Managing Agent is instructed to issue a Notice to Comply in accordance with section 45 of the Strata Schemes Management Act 1996

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 9:23PM